

OFFERING MEMORANDUM

SOLID ROCK STORAGE

5 PROPERTY PORTFOLIO | BISMARCK & HOT SPRINGS, ARKANSAS



GRANDSTONE
STORAGE INVESTMENT SALES

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OFFERING MEMORANDUM

INVESTMENT OVERVIEW

SOLID ROCK STORAGE

GRANDSTONE

SECTION 1

OFFERING SUMMARY // SOLID ROCK STORAGE // BISMARCK & HOT SPRINGS, ARKANSAS



\$4,250,000	PURCHASE PRICE
\$38.60	PRICE PER RENTABLE SQUARE FOOT (STORAGE)
86.16%	CURRENT PHYSICAL OCCUPANCY
69.90%	CURRENT ECONOMIC OCCUPANCY
8.78%	CURRENT CAP RATE
10.90%	YEAR 1 CAP RATE
12.22%	YEAR 2 CAP RATE
12.57%	YEAR 3 CAP RATE
13.01%	YEAR 4 CAP RATE
13.46%	YEAR 5 CAP RATE
110,115	NET RENTABLE SQUARE FEET
17.69	LOT SIZE

INVESTMENT OVERVIEW // SOLID ROCK STORAGE // BISMARCK & HOT SPRINGS, ARKANSAS

Grandstone Investment Sales is delighted to present the opportunity to acquire the Solid Rock Storage Portfolio, encompassing 110,115 NRSF across five prime locations within Hot Spring County, Arkansas. This portfolio comprises three facilities in the city of Bismarck and two in the city of Hot Springs. The properties are in Hot Spring County & Garland County

The portfolio boasts a diverse unit mix, featuring both climate-controlled and non-climate-controlled units, in addition to covered and uncovered parking spaces, offering a comprehensive range of storage solutions. With strong historical occupancy statistics, the portfolio currently enjoys a combined physical occupancy rate of 86.16%. Hot Springs exhibits an average household income of \$98,910 within a five-mile radius, while Bismarck reports an average household income of \$67,072 within the same radius.

This unique investment opportunity also includes two apartments, each approximately 1,000 NRSF. One apartment is currently available, while the other is leased to a long-term tenant. The portfolio also features a newly remodeled, state-of-the-art laundromat equipped with brand new machinery, including credit card readers and digital payment options. It stands as the only laundromat within a 30-mile radius with new equipment and the capability to accept credit card or digital wallet payments.

Hot Spring County is experiencing robust population growth, with an average increase of 33% projected for 2024. Additionally, the city of Hot Springs has recently secured a contract with Amazon to establish a 35,500-square-foot facility, further catalyzing job creation and community growth.

INVESTMENT HIGHLIGHTS

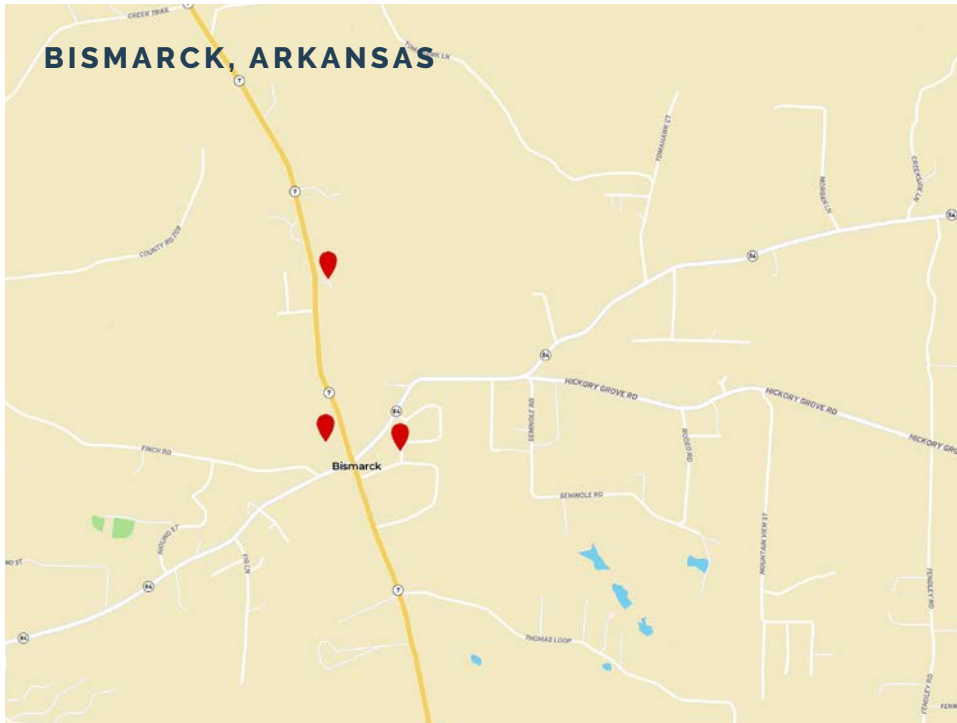
- 5 Property Portfolio Consisting of 110,115 NRSF
- 86.16% Total Physical Occupancy
- 44 Climate Controlled Units
- 364 Non-Climate Controlled
- 28 Fully Enclosed Boat & RV Parking Spaces
- 99 Boat & RV Parking Spaces
- 17.69 Total Acres
- Newly Remodeled and Top-Rated Laundromat with All New Equipment and Credit Card Readers.
- Onsite Management & Living Quarters
- Additional Apartment with Long Term Tenant
- Newly Constructed Climate Controlled Building
- Approved Expansion with Additional 5 Acres of Land for Future Growth



PRICING SUMMARY AND LOCATION MAPS //

SOLID ROCK STORAGE // BISMARCK & HOT SPRINGS, ARKANSAS

PROPERTY	NRSF	PRICE	PRICE PER SF	CURRENT CAP RATE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Solid Rock Storage – Bismarck	48,700	\$2,200,000	\$45.17	10.55%	11.20%	12.00%	12.29%	12.73%	13.17%
Solid Rock Storage – Hot Springs	61,415	\$1,720,000	\$28.01	4.24%	8.53%	10.62%	11.00%	11.39%	11.79%
Diamond Lakes Laundry	---	\$330,000	---	20.65%	21.30%	21.96%	22.65%	23.36%	24.09%
TOTAL	110,115	\$4,250,000	\$38.60	8.78%	10.90%	12.22%	12.57%	13.01%	13.46%



PROPERTY IMAGES // SOLID ROCK STORAGE // BISMARCK & HOT SPRINGS, ARKANSAS



OFFERING MEMORANDUM

FINANCIAL ANALYSIS

SOLID ROCK STORAGE

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SECTION 2

UNIT MIX SUMMARY // SOLID ROCK STORAGE // BISMARCK & HOT SPRINGS, ARKANSAS



UNIT TYPE & DESCRIPTION	# OF UNITS	SF / UNIT	TOTAL NRSF	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
<i>SOLID ROCK STORAGE PORTFOLIO</i>						
SOLID ROCK STORAGE - BISMARCK	298	163	48,700	\$96.65	\$28,801	\$345,612
SOLID ROCK STORAGE - HOT SPRING	238	258	61,415	\$82.40	\$19,611	\$235,332
TOTAL PORTFOLIO UNIT MIX	536	205	110,115	\$90.32	\$48,412	\$580,944

INCOME & EXPENSE // SOLID ROCK STORAGE & DIAMOND LAKES LAUNDRY

	ACTUALS CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS POTENTIAL RENT	\$580,944	\$598,372	\$616,323	\$634,813	\$653,858	\$673,473
PHYSICAL VACANCY	(80,380)	(69,117)	(30,816)	(31,741)	(32,693)	(33,674)
ECONOMIC VACANCY	(94,508)	(29,919)	(30,816)	(31,741)	(32,693)	(33,674)
TOTAL VACANCY	(174,888)	(99,036)	(61,632)	(63,481)	(65,386)	(67,347)
VACANCY %	30.1%	16.6%	10.0%	10.0%	10.0%	10.0%
EFFECTIVE RENTAL INCOME	\$406,056	\$499,337	\$554,691	\$571,332	\$588,472	\$606,126
LATE, LETTER, & NSF FEES	5,456	9,650	10,865	11,191	11,527	11,873
ADMINISTRATION FEES	2,286	4,137	4,220	4,305	4,391	4,478
TENANT INSURANCE	3,168	8,895	11,693	13,679	15,665	17,651
MERCHANDISE SALES, NET	213	217	222	226	231	235
SIGN INCOME	786	802	818	834	851	868
OTHER INCOME	3,389	3,457	3,526	3,597	3,669	3,742
LAUNDRY INCOME	77,207	79,523	81,909	84,366	86,897	89,504
TOTAL OTHER INCOME	\$92,505	\$106,681	\$113,253	\$118,198	\$123,229	\$128,351
EFFECTIVE GROSS INCOME (EGI)	\$498,561	\$606,018	\$667,944	\$689,530	\$711,701	\$734,477
PROPERTY TAXES	20,130	22,351	22,798	26,179	26,703	27,237
INSURANCE	24,141	24,624	25,116	25,619	26,131	26,654
UTILITIES & TRASH	15,278	15,584	15,895	16,213	16,537	16,868
REPAIRS & MAINTENANCE	4,041	4,841	4,938	5,036	5,137	5,240
ADVERTISING	4,863	4,961	5,060	5,161	5,264	5,370
SALARIES, TAXES, & BENEFITS	17,568	17,919	18,278	18,643	19,016	19,396
MANAGEMENT FEE	21,068	26,325	29,302	30,258	31,240	32,249
OFFICE SUPPLIES & POSTAGE	1,358	1,385	1,413	1,441	1,470	1,499
BANK & CREDIT CARD FEES	882	8,424	9,377	9,683	9,997	10,320
TELEPHONE & INTERNET	2,781	2,837	2,894	2,952	3,011	3,071
LANDSCAPING	4,055	4,136	4,219	4,303	4,389	4,477
LAUNDROMAT EXPENSES	9,074	9,255	9,441	9,629	9,822	10,018
TOTAL EXPENSES	\$125,240	\$142,641	\$148,729	\$155,118	\$158,717	\$162,398
% OF EGI	25.1%	23.5%	22.3%	22.5%	22.3%	22.1%
NET OPERATING INCOME (NOI)	\$373,322	\$463,377	\$519,215	\$534,412	\$552,984	\$572,079
OPERATING MARGIN %	74.9%	76.5%	77.7%	77.5%	77.7%	77.9%

1. See individual P&L for more details

INCOME & EXPENSE // SOLID ROCK STORAGE

	ACTUALS CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS POTENTIAL RENT	\$580,944	\$598,372	\$616,323	\$634,813	\$653,858	\$673,473
PHYSICAL VACANCY	(80,380)	(69,117)	(30,816)	(31,741)	(32,693)	(33,674)
ECONOMIC VACANCY	(94,508)	(29,919)	(30,816)	(31,741)	(32,693)	(33,674)
TOTAL VACANCY	(174,888)	(99,036)	(61,632)	(63,481)	(65,386)	(67,347)
VACANCY %	30.1%	16.6%	10.0%	10.0%	10.0%	10.0%
EFFECTIVE RENTAL INCOME	\$406,056	\$499,337	\$554,691	\$571,332	\$588,472	\$606,126
LATE, LETTER, & NSF FEES	5,456	9,650	10,865	11,191	11,527	11,873
ADMINISTRATION FEES	2,286	4,137	4,220	4,305	4,391	4,478
TENANT INSURANCE	3,168	8,895	11,693	13,679	15,665	17,651
MERCHANDISE SALES, NET	213	217	222	226	231	235
SIGN INCOME	786	802	818	834	851	868
OTHER INCOME	3,389	3,457	3,526	3,597	3,669	3,742
TOTAL OTHER INCOME	\$15,298	\$27,158	\$31,344	\$33,831	\$36,332	\$38,847
EFFECTIVE GROSS INCOME (EGI)	\$421,354	\$526,495	\$586,035	\$605,163	\$624,804	\$644,973
PROPERTY TAXES	20,130	22,351	22,798	26,179	26,703	27,237
INSURANCE	24,141	24,624	25,116	25,619	26,131	26,654
UTILITIES & TRASH	15,278	15,584	15,895	16,213	16,537	16,868
REPAIRS & MAINTENANCE	4,041	4,841	4,938	5,036	5,137	5,240
ADVERTISING	4,863	4,961	5,060	5,161	5,264	5,370
SALARIES, TAXES, & BENEFITS	17,568	17,919	18,278	18,643	19,016	19,396
MANAGEMENT FEE	21,068	26,325	29,302	30,258	31,240	32,249
OFFICE SUPPLIES & POSTAGE	1,358	1,385	1,413	1,441	1,470	1,499
BANK & CREDIT CARD FEES	882	8,424	9,377	9,683	9,997	10,320
TELEPHONE & INTERNET	2,781	2,837	2,894	2,952	3,011	3,071
LANDSCAPING	4,055	4,136	4,219	4,303	4,389	4,477
TOTAL EXPENSES	\$116,166	\$133,386	\$139,288	\$145,488	\$148,896	\$152,380
% OF EGI	27.6%	25.3%	23.8%	24.0%	23.8%	23.6%
NET OPERATING INCOME (NOI)	\$305,189	\$393,109	\$446,747	\$459,675	\$475,909	\$492,593
OPERATING MARGIN %	72.4%	74.7%	76.2%	76.0%	76.2%	76.4%

1. See individual P&L for more details

INCOME & EXPENSE // DIAMOND LAKES LAUNDRY // 157 MILLWOOD LN, BISMARCK, AR

	ACTUALS CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
LAUNDRY INCOME	\$77,207	\$79,523	\$81,909	\$84,366	\$86,897	\$89,504
COST OF GOODS SOLD	2,772	2,827	2,884	2,942	3,001	3,061
CC/ACH FEES	1,616	1,648	1,681	1,715	1,749	1,784
ADVERTISING	2,640	2,693	2,747	2,802	2,858	2,915
REPAIRS & MAINTENANCE	726	741	755	770	786	802
SUPPLIES	1,320	1,346	1,373	1,401	1,429	1,457
TOTAL EXPENSES	\$9,074	\$9,255	\$9,441	\$9,629	\$9,822	\$10,018
% OF EGI	11.8%	11.6%	11.5%	11.4%	11.3%	11.2%
NET OPERATING INCOME (NOI)	\$68,133	\$70,268	\$72,468	\$74,737	\$77,075	\$79,486
OPERATING MARGIN %	88.2%	88.4%	88.5%	88.6%	88.7%	88.8%

Income and Expenses are based on owner projections

PROPERTY A

SOLID ROCK STORAGE - BISMARCK

7360 HIGHWAY 7,
BISMARCK, ARKANSAS 71929

6873 HIGHWAY 7,
BISMARCK, ARKANSAS 71929

157 MILLWOOD LN,
BISMARCK, ARKANSAS 71929

501-625-2201
SOLID ROCK
STORAGE
DIAMOND LAKES
LAUNDRY

GRANDSTONE
STORAGE INVESTMENT SALES

OFFERING MEMORANDUM

INVESTMENT OVERVIEW

SOLID ROCK STORAGE - BISMARCK

GRANDSTONE

SECTION 1

OFFERING SUMMARY // SOLID ROCK STORAGE - BISMARCK // BISMARCK, ARKANSAS

7360 HIGHWAY 7, BISMARCK, ARKANSAS 71929 | 6873 HIGHWAY 7, BISMARCK, ARKANSAS 71929 | 157 MILLWOOD LN, BISMARCK, ARKANSAS 71929



501-625-2201
SOLID ROCK STORAGE
DIAMOND LAKES LAUNDRY

\$2,200,000	PURCHASE PRICE
\$45.17	PRICE PER RENTABLE SQUARE FOOT
90.00%	CURRENT PHYSICAL OCCUPANCY
84.47%	CURRENT ECONOMIC OCCUPANCY
10.55%	CURRENT CAP RATE
12.29%	YEAR 3 CAP RATE
13.17%	YEAR 5 CAP RATE
48,700	NET RENTABLE SQUARE FEET
12.77	LOT SIZE

INVESTMENT OVERVIEW // SOLID ROCK STORAGE - BISMARCK // BISMARCK, ARKANSAS

INVESTMENT HIGHLIGHTS

- 3 LOCATIONS ALL WITHIN A 1.5 MILES RADIUS
- 48,700 NRSF
- 90% PHYSICAL OCCUPANCY
- 271 NON-CLIMATE CONTROLLED UNITS
- 26 BOAT & RV SPOTS FULLY ENCLOSED
- 2 APARTMENTS
- APPROVED EXPANSION WITH ADDITIONAL 5 ACRES OF LAND FOR FUTURE GROWTH
- NEWLY REMODELED AND TOP-RATED LAUNDROMAT WITH ALL NEW EQUIPMENT AND CREDIT CARD READERS.
- 12.7 TOTAL ACRES



SITE DESCRIPTION // SOLID ROCK STORAGE - BISMARCK // BISMARCK, ARKANSAS

TRAFFIC COUNT	6,000 ON HIGHWAY 7 S
COUNTY	HOT SPRING COUNTY
NON CLIMATE UNITS	271
CLIMATE CONTROLLED UNITS	-
BOAT & RV PARKING SPACES	26 FULLY ENCLOSED
TOTAL NUMBER OF UNITS	298
UNCOVERED PARKING SPACES	-
UNIT SIZES	5X10 - 12X40
NRSF	48,700
ONSITE MANAGERS APARTMENT	1
# OF ACRES	10.88
# OF BUILDINGS	12
YEAR BUILT	HIGHWAY 7 NORTH: 2007 HIGHWAY 7 BOAT & RV: 2017 157 MILLWOOD: 2002 & 2019
PARCEL NUMBERS	"055-00069-001 055-00135-009 055-00133-000

655-01002-000"	
# OF STORIES	1
# OF ELEVATORS / STAIRWELLS / ETC.	-
FOUNDATION	CONCRETE
FRAMING	STEEL
EXTERIOR	STEEL
ROOF TYPE	STEEL
FENCING TYPE	CHAIN LINK
# OF ENTRIES	1
TYPE OF GATE	LIFT MASTER
MANAGEMENT SOFTWARE	EASY STORAGE
SECURITY SYSTEMS	REOLINK & ABODE & SWANN
FLOOD ZONE X	NO
SIGNAGE	BANNER ON FENCE

PROPERTY IMAGES // SOLID ROCK STORAGE - BISMARCK // BISMARCK, ARKANSAS



SATURATION STUDY // SOLID ROCK STORAGE - BISMARCK // BISMARCK, ARKANSAS

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
Solid Rock Storage Boat & RV	6873 Ar-7, Bismarck, AR 71929, USA	★	No	7,276		
Solid Rock Storage	157 Millwood Ln, Bismarck, AR 71929, USA	★	Yes	106,850		
Solid Rock Storage – Red Roof Location	7360 Ar-7, Bismarck, AR 71929, USA	★	No	13,186		
Orr’s Storage Rental	2568 Ar-7, Bismarck, AR 71929, USA	3.94	No			6,591
TOTAL EXISTING SUPPLY				127,312	127,312	133,903
2023 POPULATION 1-MILE 788 3-MILE 788 5-MILE 3,465				SQ FT PER PERSON		
				161.56	161.56	38.64

OFFERING MEMORANDUM

FINANCIAL ANALYSIS

SOLID ROCK STORAGE - BISMARCK

GRANDSTONE

SECTION 2

UNIT MIX SUMMARY // SOLID ROCK STORAGE - BISMARCK // BISMARCK, ARKANSAS

UNIT TYPE & DESCRIPTION	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
NON-CLIMATE CONTROLLED:								
5.0 X 10.0	56	50	2,800	\$54.00	\$3,024	\$36,288	\$62.60	\$42,068
10.0 X 10.0	60	100	6,000	\$69.00	\$4,140	\$49,680	\$79.99	\$57,593
10.0 X 12.0	31	120	3,720	\$77.00	\$2,387	\$28,644	\$89.26	\$33,206
10.0 X 15.0	62	150	9,300	\$89.00	\$5,518	\$66,216	\$103.18	\$76,762
10.0 X 20.0	50	200	10,000	\$99.00	\$4,950	\$59,400	\$114.77	\$68,861
10.0 X 30.0	12	300	3,600	\$139.00	\$1,668	\$20,016	\$161.14	\$23,204
TOTAL NCC:	271	131	35,420	\$80.03	\$21,687	\$260,244	\$92.77	\$301,694
ENCLOSED RV & BOAT PARKING:								
12.0 X 40.0	26	480	12,480	\$239.00	\$6,214	\$74,568	\$277.07	\$86,445
TOTAL RV & BOAT:	26	480	12,480	\$239.00	\$6,214	\$74,568	\$277.07	\$86,445
APARTMENT								
40.0 X 20.0	2	800	800	\$900.00	\$900	\$10,800	\$1,043.35	\$12,520
TOTAL APT:	2	800	800	\$900.00	\$900	\$10,800	\$1,043.35	\$12,520
GRAND TOTAL	299	163	48,700	\$96.65	\$28,801	\$345,612	\$112.04	\$400,659

INCOME & EXPENSE // SOLID ROCK STORAGE - BISMARCK // BISMARCK, ARKANSAS

	ACTUALS T-12 FEB	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS POTENTIAL RENT	\$345,612	\$355,980	\$366,660	\$377,660	\$388,989	\$400,659
PHYSICAL VACANCY	(34,561)	(26,699)	(18,333)	(18,883)	(19,449)	(20,033)
ECONOMIC VACANCY	(19,127)	(17,799)	(18,333)	(18,883)	(19,449)	(20,033)
TOTAL VACANCY	(53,688)	(44,498)	(36,666)	(37,766)	(38,899)	(40,066)
VACANCY %	15.5%	12.5%	10.0%	10.0%	10.0%	10.0%
EFFECTIVE RENTAL INCOME	\$291,924	\$311,483	\$329,994	\$339,894	\$350,090	\$360,593
LATE, LETTER, & NSF FEES	4,642	4,953	5,248	5,405	5,567	5,734
ADMINISTRATION FEES	1,754	1,789	1,825	1,861	1,899	1,937
TENANT INSURANCE	3,168	4,300	5,520	6,625	7,729	8,833
MERCHANDISE SALES, NET	213	217	222	226	231	235
AUCTION INCOME	786	802	818	834	851	868
TOTAL OTHER INCOME	\$10,563	\$12,062	\$13,632	\$14,951	\$16,276	\$17,607
EFFECTIVE GROSS INCOME (EGI)	\$302,487	\$323,544	\$343,626	\$354,845	\$366,366	\$378,200
PROPERTY TAXES	12,226	12,471	12,720	15,900	16,218	16,542
INSURANCE	8,453	8,622	8,795	8,970	9,150	9,333
UTILITIES & TRASH	6,891	7,029	7,169	7,313	7,459	7,608
REPAIRS & MAINTENANCE	2,785	2,841	2,898	2,955	3,015	3,075
ADVERTISING	3,481	3,551	3,622	3,694	3,768	3,844
SALARIES, TAXES, & BENEFITS	17,568	17,919	18,278	18,643	19,016	19,396
MANAGEMENT FEE	15,124	16,177	17,181	17,742	18,318	18,910
OFFICE SUPPLIES & POSTAGE	977	996	1,016	1,037	1,057	1,078
BANK & CREDIT CARD FEES	486	5,177	5,498	5,678	5,862	6,051
TELEPHONE & INTERNET	1,396	1,424	1,453	1,482	1,512	1,542
LANDSCAPING	920	938	957	976	996	1,016
TOTAL EXPENSES	\$70,308	\$77,145	\$79,587	\$84,391	\$86,371	\$88,395
% OF EGI	23.2%	23.8%	23.2%	23.8%	23.6%	23.4%
NET OPERATING INCOME (NOI)	\$232,179	\$246,399	\$264,040	\$270,454	\$279,996	\$289,804
OPERATING MARGIN %	76.8%	76.2%	76.8%	76.2%	76.4%	76.6%

1. RE Taxes are based on the current appraised value of \$1,258,125 Taxes increased 25% in Year 3 to hedge risk of 2026 reassessment

2. Income based on T-12 actual; Other income is based on annualized Jan-April other income

3. Expenses based on T-12 actual. 4. A management fee is added to expenses based on 5% of the gross income

PROPERTY IMAGES // SOLID ROCK STORAGE - BISMARCK // BISMARCK, ARKANSAS



OFFERING MEMORANDUM

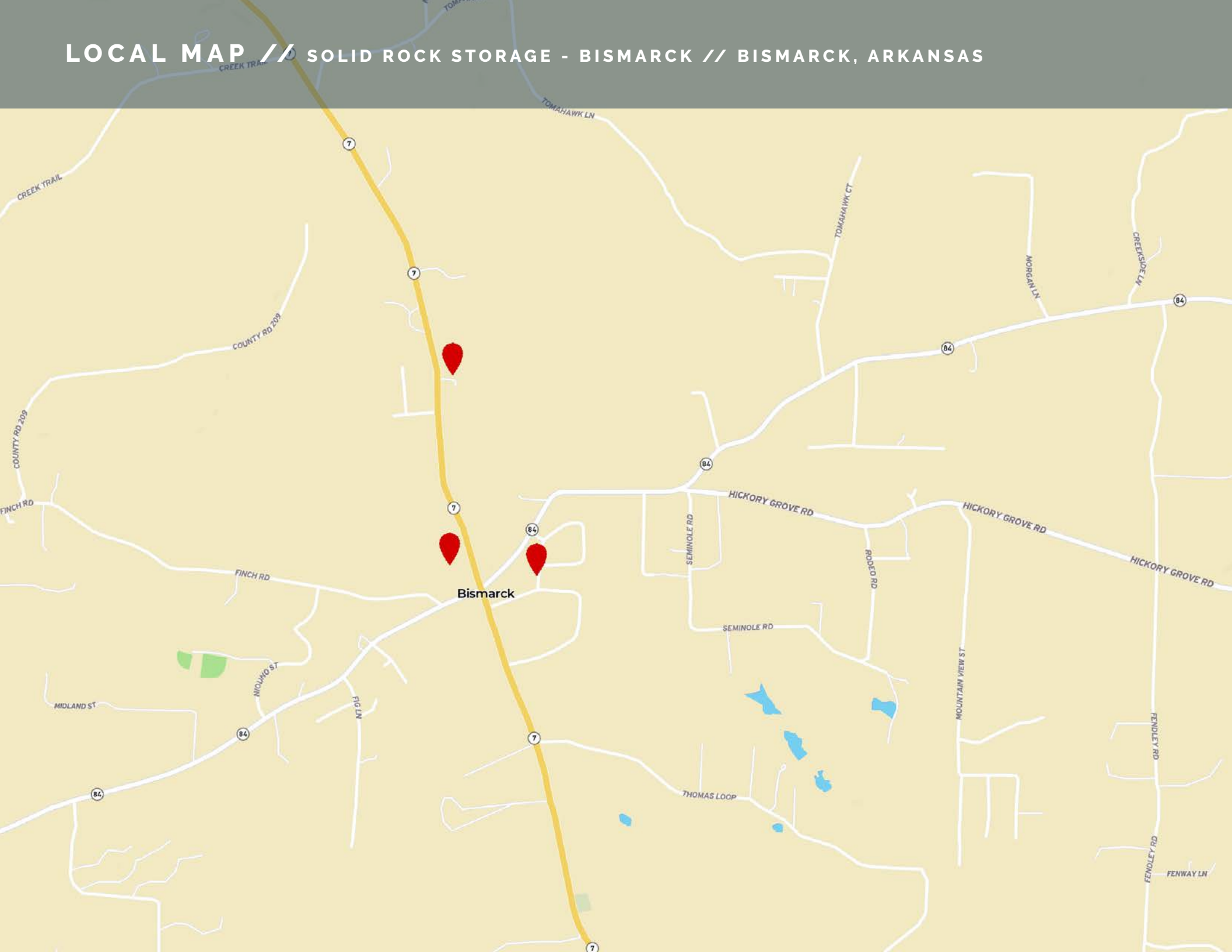
PROPERTY INFORMATION

SOLID ROCK STORAGE - BISMARCK

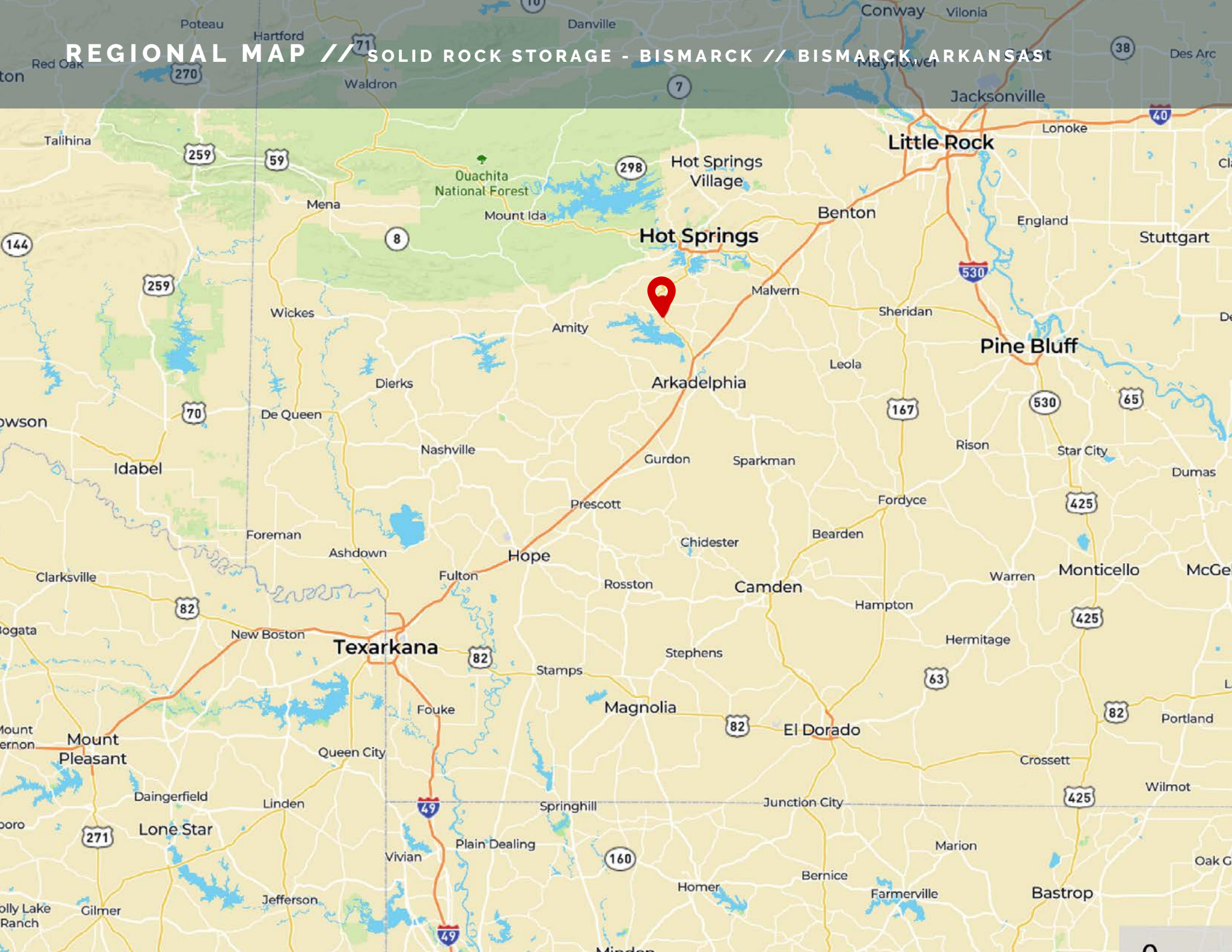
GRANDSTONE

SECTION 3

LOCAL MAP // SOLID ROCK STORAGE - BISMARCK // BISMARCK, ARKANSAS



REGIONAL MAP // SOLID ROCK STORAGE - BISMARCK // BISMARCK, ARKANSAS



PARCEL OUTLINE // SOLID ROCK STORAGE // 7360 HIGHWAY 7, BISMARCK, ARKANSAS



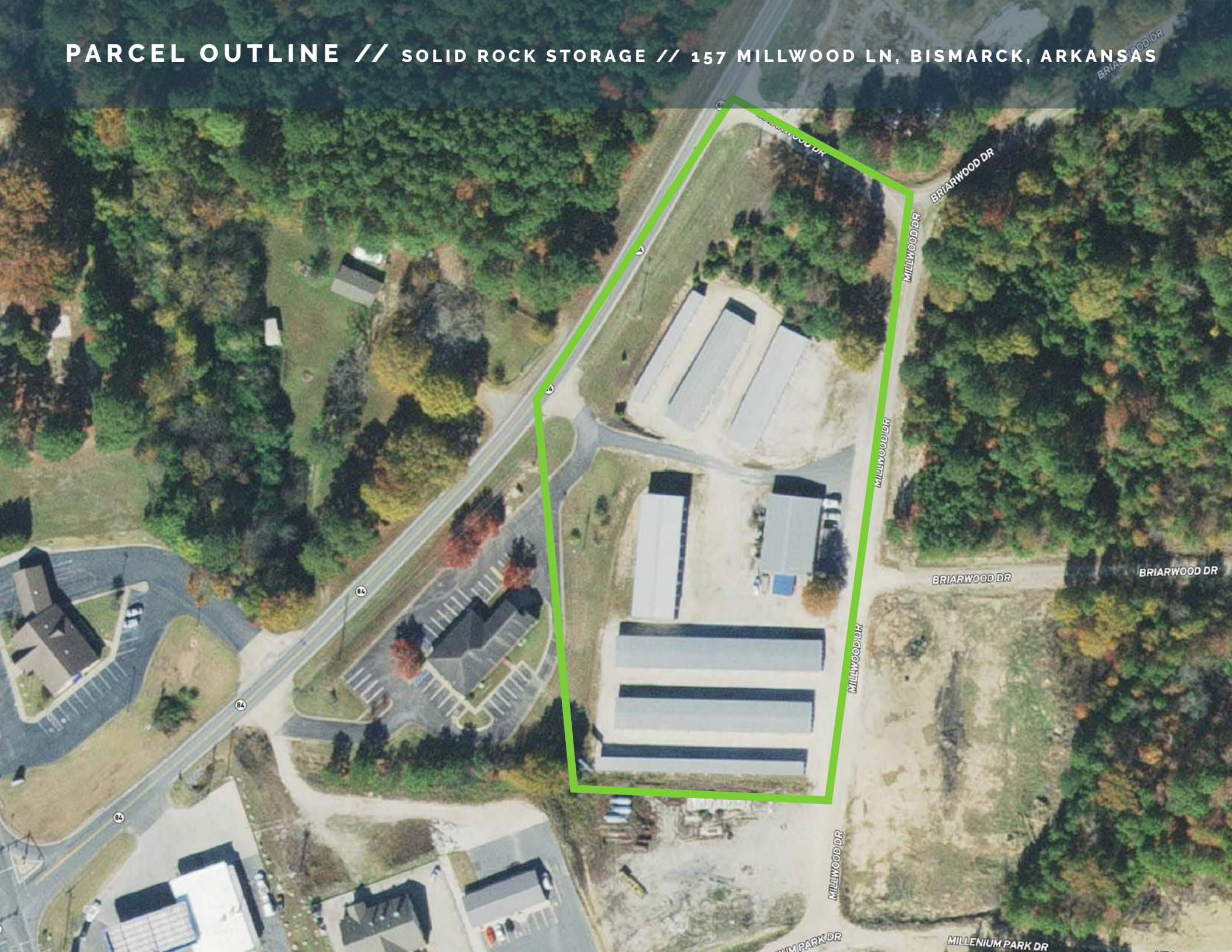
PARCEL OUTLINE // SOLID ROCK STORAGE // 6873 HIGHWAY 7, BISMARCK, ARKANSAS



PARCEL OUTLINE // SOLID ROCK STORAGE // 6873 HIGHWAY 7, BISMARCK, ARKANSAS



PARCEL OUTLINE // SOLID ROCK STORAGE // 157 MILLWOOD LN, BISMARCK, ARKANSAS



OFFERING MEMORANDUM

RENT COMPARABLES


SOLID ROCK STORAGE - BISMARCK

GRANDSTONE

SECTION 4

RENT COMPS // SOLID ROCK STORAGE - BISMARCK // BISMARCK, ARKANSAS


Solid Rock Storage - Bismarck



NRSF	YEAR BUILT	DISTANCE
48,700	-	-

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 NCC	\$50	\$1.00
10X10 NCC	\$70	\$0.70
10X15 NCC	\$80	\$0.53
10X20 NCC	\$120	\$0.60
AVERAGE:		\$0.71


1 Mini Mall Storage
750 Amity Rd, Hot Springs, AR 71913



NRSF	YEAR BUILT	DISTANCE
22,500	-	7.8 miles

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 NCC	\$56	\$1.12
10X10 NCC	\$80	\$0.80
10X15 NCC	\$93	\$0.62
10X20 NCC	\$105	\$0.53
AVERAGE:		\$0.77


2 Mini Mall Storage
3399 Shouse Ford Rd, Amity, AR 71921



NRSF	YEAR BUILT	DISTANCE
15,000	-	7.9 miles

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 NCC	\$--	\$--
10X10 NCC	\$61	\$0.61
10X15 NCC	\$86	\$0.57
10X20 NCC	\$99	\$0.50
AVERAGE:		\$0.56


3 USA Self Storage
5820 Central Ave, Hot Springs, AR 71913



NRSF	YEAR BUILT	DISTANCE
10,000	-	8.0 miles

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 NCC	\$69	\$1.38
10X10 NCC	\$99	\$0.99
10X15 NCC	\$--	\$--
10X20 NCC	\$142	\$0.71
AVERAGE:		\$1.03

4 Hwy 7 South Storage
5737 Central Ave, Hot Springs, AR 71913



NRSF	YEAR BUILT	DISTANCE
10,000	-	8.1 miles

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 NCC	\$50	\$1.00
10X10 NCC	\$60	\$0.60
10X15 NCC	\$70	\$0.47
10X20 NCC	\$85	\$0.43
AVERAGE:		\$0.62

OFFERING MEMORANDUM

DEMOGRAPHIC ANALYSIS

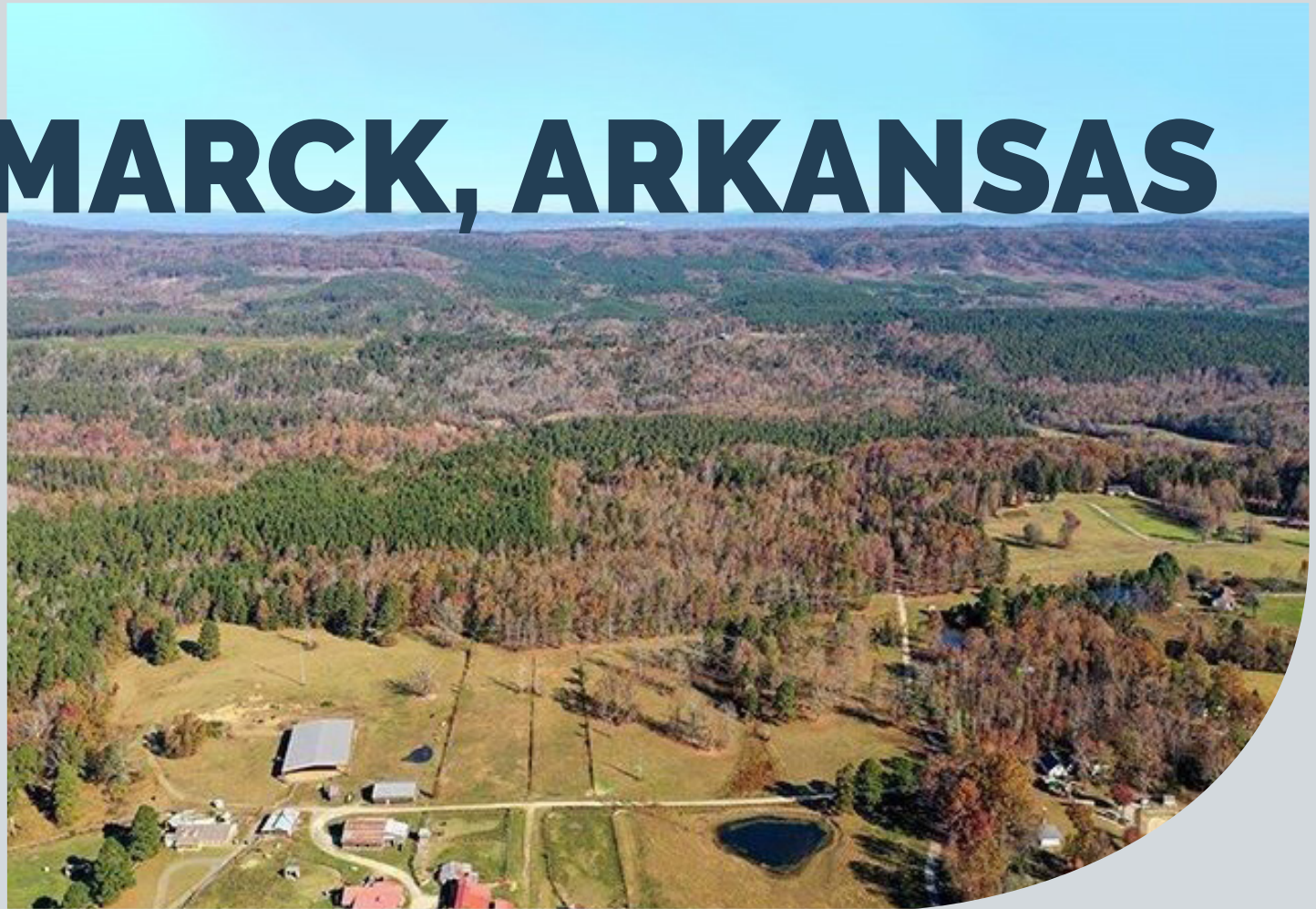
SOLID ROCK STORAGE - BISMARCK

GRANDSTONE

SECTION 5

WELCOME TO

BISMARCK, ARKANSAS



Bismarck, Arkansas, nestled in the Ouachita Mountains, offers a tranquil setting with plentiful employment opportunities. Its diverse economy includes sectors such as agriculture, tourism, and small-scale manufacturing, providing a range of jobs for residents. With its proximity to Hot Springs National Park and Lake DeGray, tourism-related employment, including hospitality and outdoor recreation, flourishes in this picturesque town. Additionally, Bismarck boasts a vibrant community that supports local businesses, creating further employment opportunities in retail and service industries.



In Bismarck, Arkansas, several economic drivers contribute to the city's growth and development:



SMALL-SCALE MANUFACTURING

The town hosts small-scale manufacturing operations, which produce goods ranging from wood products to machinery, contributing to local employment and economic diversity.



AGRICULTURE

Bismarck's economy benefits from its strong agricultural sector, including farming, livestock, and poultry production, providing employment opportunities and contributing to the region's food supply.



EDUCATION

Educational institutions, such as public schools and community colleges, play a role in Bismarck's economy by providing employment opportunities and contributing to the development of a skilled workforce.



TOURISM

Bismarck's proximity to attractions like Hot Springs National Park and Lake DeGray attracts tourists, leading to opportunities in hospitality, outdoor recreation, and related services.



RETAIL

Bismarck's retail sector provides essential goods and services to residents and visitors alike, with local shops, stores, and markets supporting the community's needs.

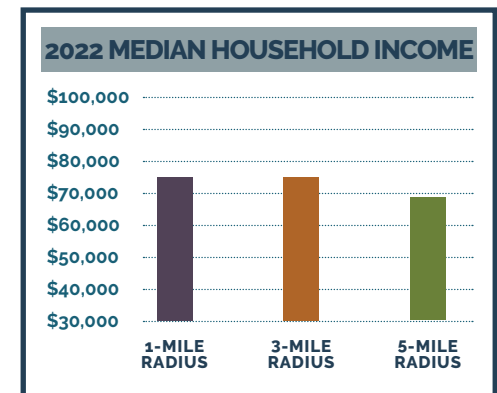
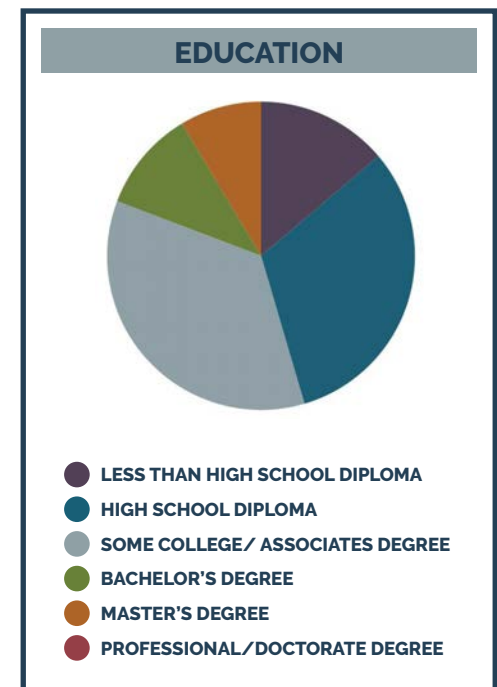


HEALTHCARE

Healthcare facilities and services in Bismarck contribute to the local economy, providing jobs and meeting the healthcare needs of residents in the surrounding area.

DEMOGRAPHIC ANALYSIS // SOLID ROCK STORAGE - BISMARCK // BISMARCK, ARKANSAS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION & GROWTH			
2022 Total Population	788	788	3,465
2022 Population Density	26.9	26.9	55.5
2020-2022 Growth	34.00	34.00	120.00
2020-2022 Average Annual Growth	17.00	17.00	60.00
2027 Total Population	833	833	3,654
2027 Population Density	28.4	28.4	58.6
2022-2027 Projected Population Growth	45.00	45.00	189.00
2022-2027 Projected Average Annual Growth	9.00	9.00	37.00
2020 Population	754	754	3,345
2010 Total Population	740	740	3,206
2000 Population	637	637	2,833
INCOME			
2022 Aggregate Household Income	\$21,523,528	\$21,523,528	\$96,464,906
2022 Average Household Income	\$75,521	\$75,521	\$72,150
2022 Median Household Income	\$75,505	\$75,505	\$69,374
2022 Per Capita Income	\$27,314	\$27,314	\$27,840
2027 Aggregate Household Income	\$23,128,749	\$23,128,749	\$103,746,148
2027 Average Household Income	\$79,754	\$79,754	\$76,453
2027 Median Household Income	\$78,495	\$78,495	\$72,456
2027 Per Capita Income	\$27,766	\$27,766	\$28,392
HOUSEHOLDS & GROWTH			
2022 Households	285	285	1,337
2020-2022 Growth	3.00	3.00	2.00
2020-2022 Average Annual Growth	1.00	1.00	0.00
2027 Households	290	290	1,357
2022-2027 Growth	5.00	5.00	20.00
2022-2027 Average Annual Growth	1.00	1.00	3.00
2020 Households	282	282	1,335



*DATA COLLECTED BY YARDI MATRIX & TRACTIQ. ALL DATA WITHIN 3-5 MILE RADIUS OF THE SUBJECT.

OFFERING MEMORANDUM

FACILITY GALLERY

SOLID ROCK STORAGE - BISMARCK

GRANDSTONE

SECTION 6

PROPERTY IMAGES // SOLID ROCK STORAGE - BISMARCK // BISMARCK, ARKANSAS



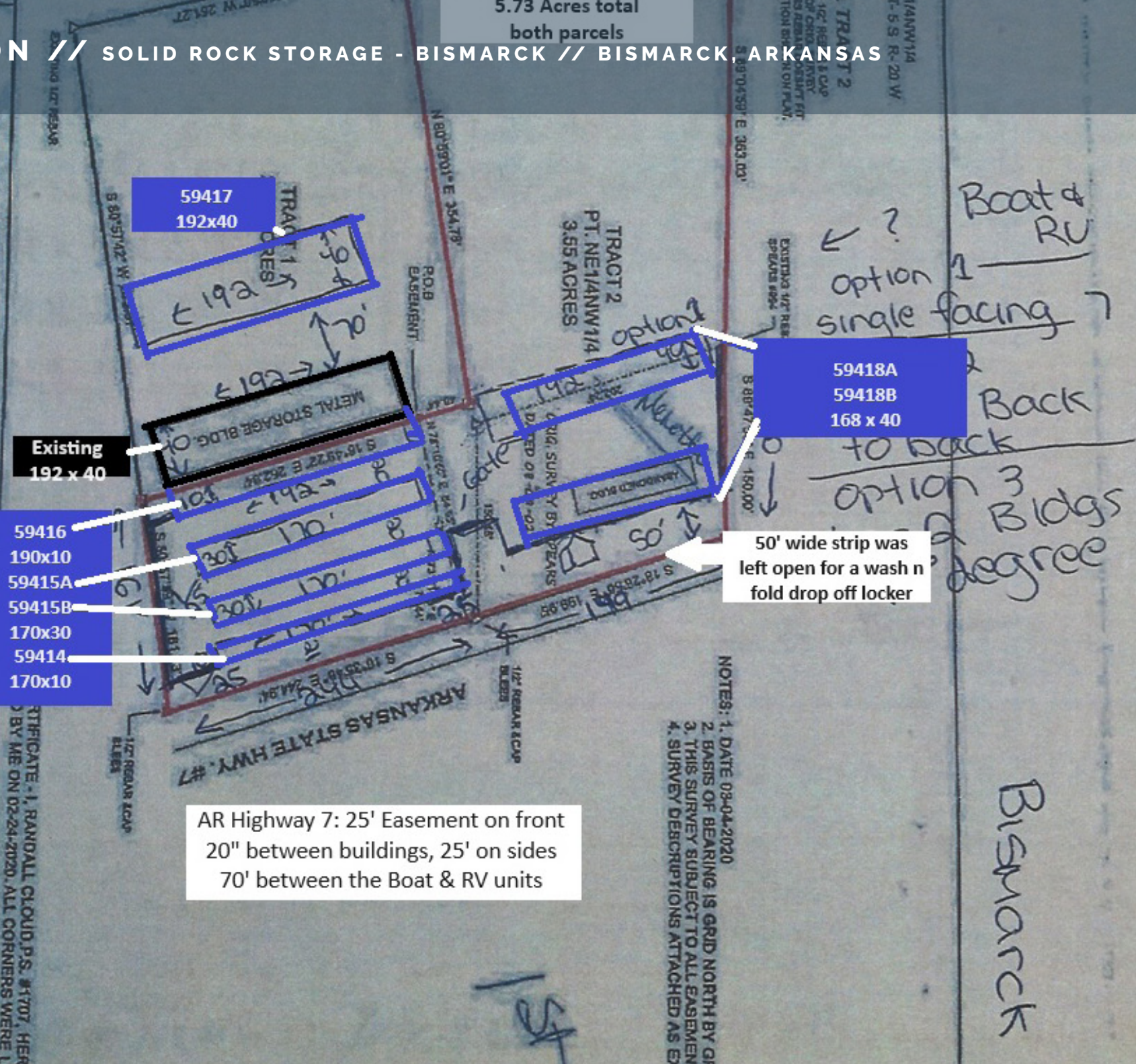
EXPANSION UNIT MIX SUMMARY // SOLID ROCK STORAGE // BISMARCK, ARKANSAS

UNIT TYPE & DESCRIPTION	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
CLIMATE CONTROLLED:								
5.0 X 10.0	28	50	1,400	\$54.00	\$1,512	\$18,144	\$62.60	\$21,034
10.0 X 10.0	45	100	4,500	\$69.00	\$3,105	\$37,260	\$79.99	\$43,195
10.0 X 15.0	16	150	2,400	\$89.00	\$1,424	\$17,088	\$103.18	\$19,810
10.0 X 20.0	16	200	3,200	\$99.00	\$1,584	\$19,008	\$114.77	\$22,035
10.0 X 30.0	8	300	2,400	\$139.00	\$1,112	\$13,344	\$161.14	\$15,469
TOTAL CC:	113	123	13,900	\$77.32	\$8,737	\$104,844	\$89.63	\$121,543
ENCLOSED RV & BOAT PARKING EXPANSION:								
12.0 X 40.0	44	480	21,120	\$239.00	\$10,516	\$126,192	\$277.07	\$146,291
TOTAL RV & BOAT:	44	480	21,120	\$239.00	\$10,516	\$126,192	\$277.07	\$146,291
GRAND TOTAL	157	223	35,020	\$122.63	\$19,253	\$231,036	\$142.16	\$267,834

EXPANSION // SOLID ROCK STORAGE - BISMARCK // BISMARCK, ARKANSAS

5.73 Acres total
both parcels

PLAT OF SURVEY FOR THE USE AND BENEFIT OF
GRAM-A-LOT, LLC
PART OF THE NE1/4NW1/4 OF SECTION 8, T-5 S R-20 W
HOT SPRING COUNTY, ARKANSAS



59417
192x40

Existing
192 x 40

59416
190x10
59415A
59415B
170x30
59414
170x10

59418A
59418B
168 x 40

50' wide strip was
left open for a wash n
fold drop off locker

AR Highway 7: 25' Easement on front
20" between buildings, 25' on sides
70' between the Boat & RV units

Boat & RV
option 1
single facing
Back
to back
option 3
Bldgs
degree

NOTES: 1. DATE 09-04-2020
2. BASIS OF BEARING IS GRID NORTH BY GPS
3. THIS SURVEY SUBJECT TO ALL EASEMENTS
4. SURVEY DESCRIPTIONS ATTACHED AS EXHIBIT



FILE NAME
BismarckStorage.TRV

SCALE
80 FWH

DATE
03-04

REVISIONS

Bismarck

PROPERTY B

SOLID ROCK STORAGE - HOT SPRINGS

440 CATHERINE PARK RD,
HOT SPRINGS NATIONAL
PARK, ARKANSAS 71913

124 E HIGHWAY 171,
HOT SPRINGS, ARKANSAS
71913

GRANDSTONE
STORAGE INVESTMENT SALES



OFFERING MEMORANDUM

INVESTMENT OVERVIEW

SOLID ROCK STORAGE - HOT SPRINGS

GRANDSTONE

SECTION 1

OFFERING SUMMARY // SOLID ROCK STORAGE - HOT SPRINGS // HOT SPRINGS, ARKANSAS

440 CATHERINE PARK RD, HOT SPRINGS NATIONAL PARK, ARKANSAS 71913 | 124 E HIGHWAY 171, HOT SPRINGS, ARKANSAS 71913



\$1,720,000	PURCHASE PRICE
\$28.01	PRICE PER RENTABLE SQUARE FOOT
80.53%	CURRENT PHYSICAL OCCUPANCY
48.50%	CURRENT ECONOMIC OCCUPANCY
11.00%	YEAR 3 CAP RATE
11.79%	YEAR 5 CAP RATE
61,415	NET RENTABLE SQUARE FEET
4.92	LOT SIZE

INVESTMENT OVERVIEW // SOLID ROCK STORAGE - HOT SPRINGS // HOT SPRINGS, ARKANSAS

INVESTMENT HIGHLIGHTS

- 2 LOCATIONS WITHIN A 1.5 MILES RADIUS
- 61,415 NRSF
- 80.53% PHYSICALLY OCCUPIED
- 44 CLIMATE CONTROLLED UNITS
- 93 NON-CLIMATE CONTROLLED UNITS
- 99 BOAT & RV SPOTS
- 2 FULLY ENCLOSED BOAT & RV PARKING SPOTS
- 4.92 TOTAL ACRES
- ALMOST ALL OF THE LAND RIGHT BEHIND THE STORAGE IS OWNED BY OMNI BUILDER'S DEVELOPMENT GROUP AND IS IN THE WORKS FOR BUILDING HOMES AND CONDOS



SITE DESCRIPTION // SOLID ROCK STORAGE - HOT SPRINGS // HOT SPRINGS, ARKANSAS

		440 CATHERINE PARK RD	124 E HIGHWAY 171
COUNTY	GARLAND COUNTY	FOUNDATION	CONCRETE
NON CLIMATE UNITS	44	FRAMING	STEEL
CLIMATE CONTROLLED UNITS	93	EXTERIOR	STEEL
BOAT & RV PARKING SPACES	99	ROOF TYPE	STEEL
TOTAL NUMBER OF UNITS	238	FENCING TYPE	CHAIN LINK
OTHER UNITS	2	# OF ENTRIES	1
UNIT SIZES	4X10 - 40X50	TYPE OF GATE	LIFTMASTER/PDK CONTROLLER
NRSF	61,415	MANAGEMENT SOFTWARE	EASY STORAGE
ONSITE MANAGERS APARTMENT	NO	SECURITY SYSTEMS	X
# OF ACRES	4.92	FLOOD ZONE X	NO
# OF BUILDINGS	7	SIGNAGE	BANNER ON THE FRONT FENCE
YEAR BUILT	-		BANNERS ON THE BUILDING FRONT + LED SCROLLER ON THE OFFICE FRONT + TALL BOY BANNERS BY THE ROAD
PARCEL NUMBER(S)	200-14864-093-000; 051-100-02911-000C		
# OF STORIES	1		
# OF ELEVATORS / STAIRWELLS / ETC.	-		

PROPERTY IMAGES // SOLID ROCK STORAGE - HOT SPRINGS // HOT SPRINGS, ARKANSAS



SATURATION STUDY // SOLID ROCK STORAGE - HOT SPRINGS // HOT SPRINGS, ARKANSAS

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE
Solid Rock Storage Climate Control	124 Ar-171, Hot Springs, AR 71913, USA	★	Yes	30143		
Bob's Mini Storage	3649 Malvern Ave, Hot Springs National Park, AR 71901, USA	3.21	Yes			27757
Lock & Stor	4201 Malvern Rd, Hot Springs, AR 71901, USA	3.23	No			9417
Lakeside Mini Self-Storage	3547 Malvern Rd, Hot Springs, AR 71901, USA	3.27	Yes			14731
Blue Sky Self Storage - Hot Springs ANNEX	156 Stanage Dr, Hot Springs, AR 71901, USA	3.29	Yes			19796
Red Oak Storage	2145 Carpenter Dam Rd, Hot Springs, AR 71913, USA	3.31	Yes			62150
County Line Mini Storage	4975 Malvern Rd, Hot Springs, AR 71901, USA	4.27	No			5116
Helios Self-Storage	759 Carpenter Dam Rd, Hot Springs, AR 71909, USA	4.53	No			8940
Helios Storage	1000 Shady Grove Rd, Hot Springs, AR 71901, USA	4.61	Yes			26427
TOTAL EXISTING SUPPLY				30,143	30,143	204,477
SQ FT PER PERSON				23.66	5.57	17.46

2023 POPULATION | 1-MILE 1,274 | 3-MILE 5,415 | 5-MILE 11,712

OFFERING MEMORANDUM

FINANCIAL ANALYSIS

SOLID ROCK STORAGE - HOT SPRINGS

GRANDSTONE

SECTION 2

UNIT MIX SUMMARY // SOLID ROCK STORAGE - HOT SPRINGS // HOT SPRINGS, ARKANSAS

UNIT TYPE & DESCRIPTION	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
CLIMATE CONTROLLED:								
4.0 X 10.0	5	40	200	\$80.00	\$400	\$4,800	\$92.74	\$5,565
5.0 X 8.0	1	40	40	\$72.00	\$72	\$864	\$83.47	\$1,002
5.0 X 10.0	6	50	300	\$75.00	\$450	\$5,400	\$86.95	\$6,260
13.0 X 5.0	1	65	65	\$92.00	\$92	\$1,104	\$106.65	\$1,280
10.0 X 10.0	22	100	2,200	\$129.00	\$2,838	\$34,056	\$149.55	\$39,480
10.0 X 13.0	5	130	650	\$141.00	\$705	\$8,460	\$163.46	\$9,807
10.0 X 16.0	4	160	640	\$169.00	\$676	\$8,112	\$195.92	\$9,404
TOTAL CC:	44	93	4,095	\$118.93	\$5,233	\$62,796	\$137.87	\$72,798
NON-CLIMATE CONTROLLED (NCC):								
5.0 X 10.0	13	50	650	\$54.00	\$702	\$8,424	\$62.60	\$9,766
10.0 X 10.0	24	100	2,400	\$69.00	\$1,656	\$19,872	\$79.99	\$23,037
10.0 X 15.0	32	150	4,800	\$89.00	\$2,848	\$34,176	\$103.18	\$39,619
10.0 X 20.0	24	200	4,800	\$99.00	\$2,376	\$28,512	\$114.77	\$33,053
TOTAL NCC:	93	136	12,650	\$81.53	\$7,582	\$90,984	\$94.51	\$105,475
RV & BOAT PARKING:								
12.0 X 30.0	55	360	19,800	\$48.00	\$2,640	\$31,680	\$55.65	\$36,726
12.0 X 40.0	44	480	21,120	\$79.00	\$3,476	\$41,712	\$91.58	\$48,356
TOTAL RV & BOAT:	99	413	40,920	\$61.78	\$6,116	\$73,392	\$71.62	\$85,081
FULLY ENCLOSED BOAT & RV:								
35.0 X 50.0	1	1,750	1,750	\$335.00	\$335	\$4,020	\$388.36	\$4,660
40.0 X 50.0	1	2,000	2,000	\$345.00	\$345	\$4,140	\$399.95	\$4,799
TOTAL OTHER:	2	1,875	3,750	\$340.00	\$680	\$8,160	\$394.15	\$9,460
GRAND TOTAL	238	258	61,415	\$82.40	\$19,611	\$235,332	\$95.52	\$272,814

INCOME & EXPENSE // SOLID ROCK STORAGE - HOT SPRINGS // HOT SPRINGS, ARKANSAS

	ACTUALS T-12 FEB	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
GROSS POTENTIAL RENT	\$235,332	\$242,392	\$249,664	\$257,154	\$264,868	\$272,814
PHYSICAL VACANCY	(45,819)	(42,419)	(12,483)	(12,858)	(13,243)	(13,641)
ECONOMIC VACANCY	(75,381)	(12,120)	(12,483)	(12,858)	(13,243)	(13,641)
TOTAL VACANCY	(121,200)	(54,538)	(24,966)	(25,715)	(26,487)	(27,281)
VACANCY %	51.5%	22.5%	10.0%	10.0%	10.0%	10.0%
EFFECTIVE RENTAL INCOME	\$114,132	\$187,854	\$224,697	\$231,438	\$238,381	\$245,533
LATE, LETTER, & NSF FEES	814	4,696	5,617	5,786	5,960	6,138
ADMINISTRATION FEES	532	2,348	2,395	2,443	2,492	2,542
TENANT INSURANCE	0	4,595	6,173	7,054	7,936	8,818
OTHER INCOME	3,389	3,457	3,526	3,597	3,669	3,742
TOTAL OTHER INCOME	\$4,735	\$15,096	\$17,712	\$18,880	\$20,056	\$21,240
EFFECTIVE GROSS INCOME (EGI)	\$118,867	\$202,950	\$242,409	\$250,319	\$258,438	\$266,773
PROPERTY TAXES	7,904	9,880	10,078	10,279	10,485	10,694
INSURANCE	15,688	16,002	16,322	16,648	16,981	17,321
UTILITIES & TRASH	8,387	8,555	8,726	8,900	9,078	9,260
REPAIRS & MAINTENANCE	1,256	2,000	2,040	2,081	2,122	2,165
ADVERTISING	1,382	1,410	1,438	1,467	1,496	1,526
MANAGEMENT FEE	5,943	10,148	12,120	12,516	12,922	13,339
OFFICE SUPPLIES & POSTAGE	381	389	397	405	413	421
BANK & CREDIT CARD FEES	396	3,247	3,879	4,005	4,135	4,268
TELEPHONE & INTERNET	1,385	1,413	1,441	1,470	1,499	1,529
LANDSCAPING	3,135	3,198	3,262	3,327	3,393	3,461
TOTAL EXPENSES	\$45,858	\$56,240	\$59,701	\$61,098	\$62,525	\$63,984
% OF EGI	38.6%	27.7%	24.6%	24.4%	24.2%	24.0%
NET OPERATING INCOME (NOI)	\$73,009	\$146,710	\$182,707	\$189,221	\$195,913	\$202,789
OPERATING MARGIN %	61.4%	72.3%	75.4%	75.6%	75.8%	76.0%

1. RE Taxes are based on the current appraised value of \$803,400; Taxes increased 25% to hedge risk of reassessment due to improvements

2. Income based on T-12 actual; Other income is based on annualized Jan-April other income

3. Expenses based on T-12 actual. 4. A management fee is added to expenses based on 5% of the gross income

PROPERTY IMAGES // SOLID ROCK STORAGE - HOT SPRINGS // HOT SPRINGS, ARKANSAS



OFFERING MEMORANDUM

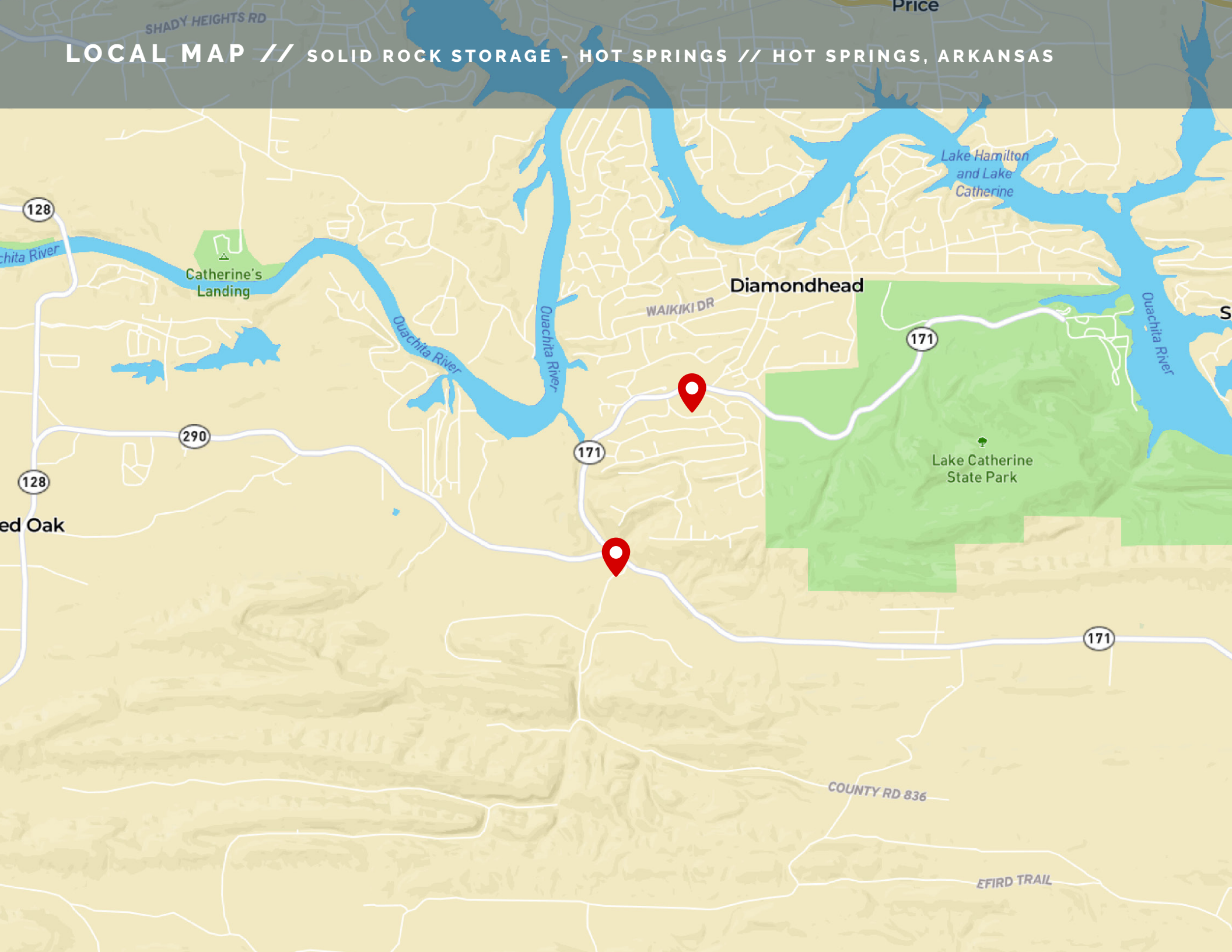
PROPERTY INFORMATION

SOLID ROCK STORAGE - HOT SPRINGS

GRANDSTONE

SECTION 3

LOCAL MAP // SOLID ROCK STORAGE - HOT SPRINGS // HOT SPRINGS, ARKANSAS



SHADY HEIGHTS RD

Price

128

128

290

171

171

171

WAIKIKI DR

COUNTY RD 836

EFIRD TRAIL

Catherine's Landing

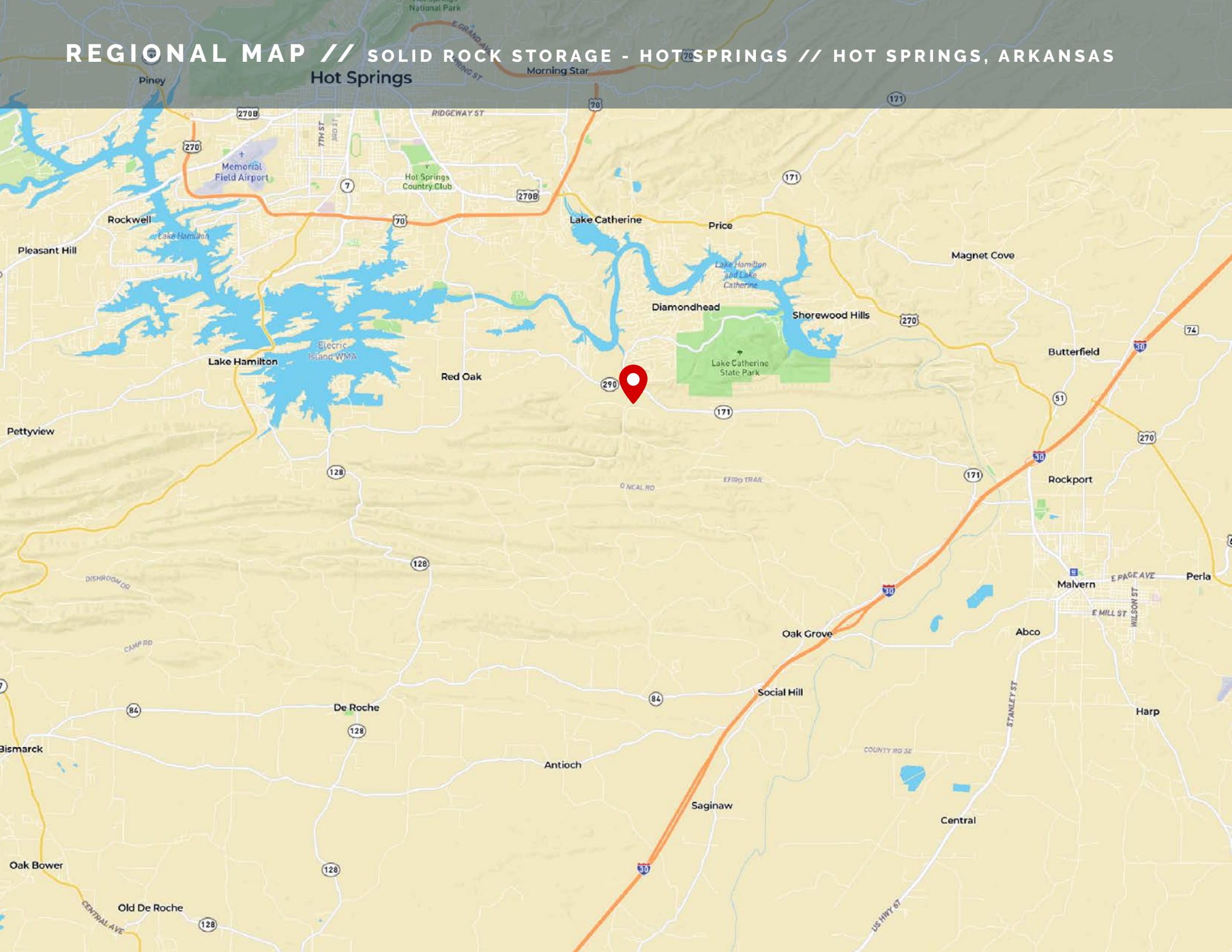
Diamondhead

Lake Hamilton and Lake Catherine

Lake Catherine State Park

ed Oak

REGIONAL MAP // SOLID ROCK STORAGE - HOTSPRINGS // HOT SPRINGS, ARKANSAS



PARCEL OUTLINE // SOLID ROCK STORAGE // 124 E HIGHWAY 171, HOT SPRINGS, ARKANSAS



290

290

290

290

171

171

171

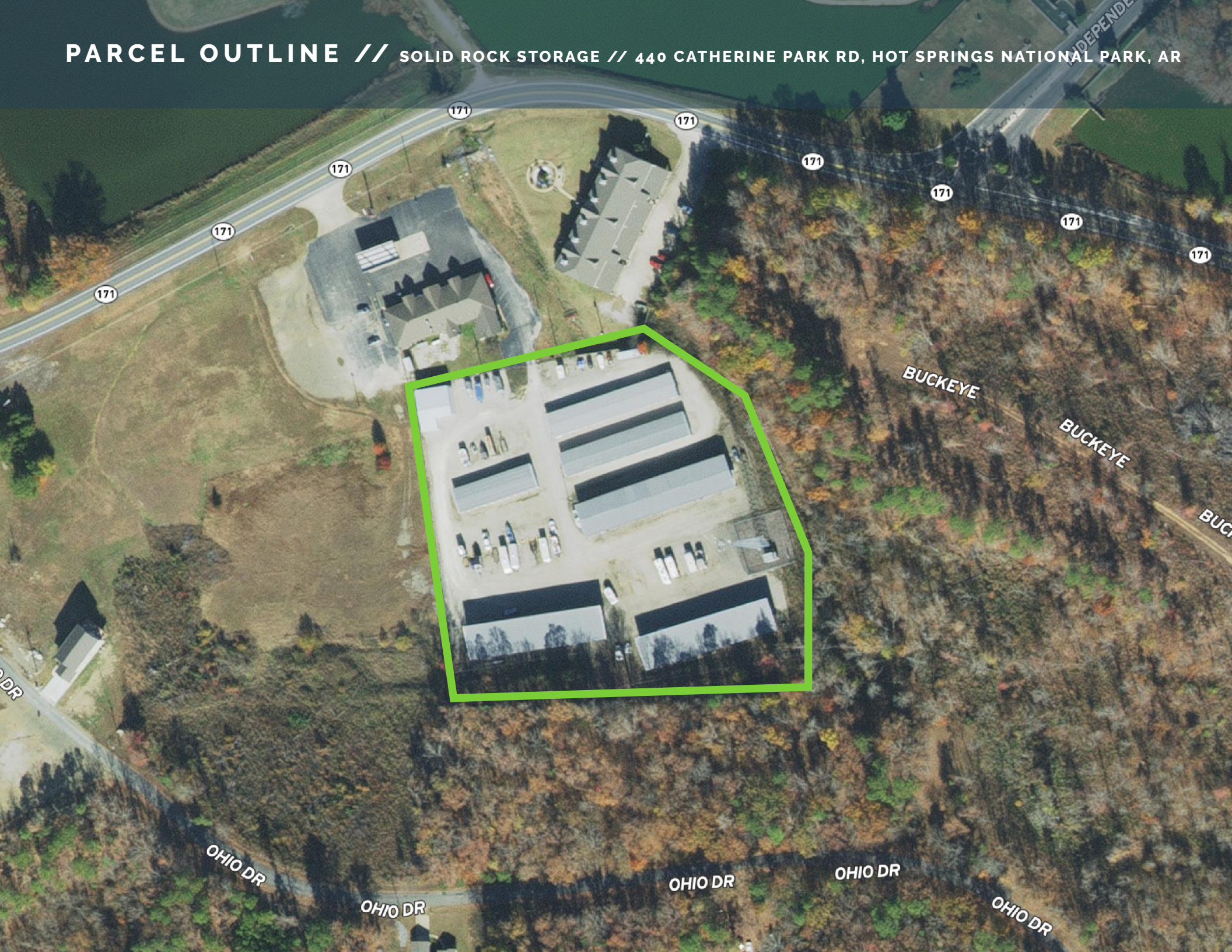
171

171

171

COOPER CREEK RD

PARCEL OUTLINE // SOLID ROCK STORAGE // 440 CATHERINE PARK RD, HOT SPRINGS NATIONAL PARK, AR



OFFERING MEMORANDUM

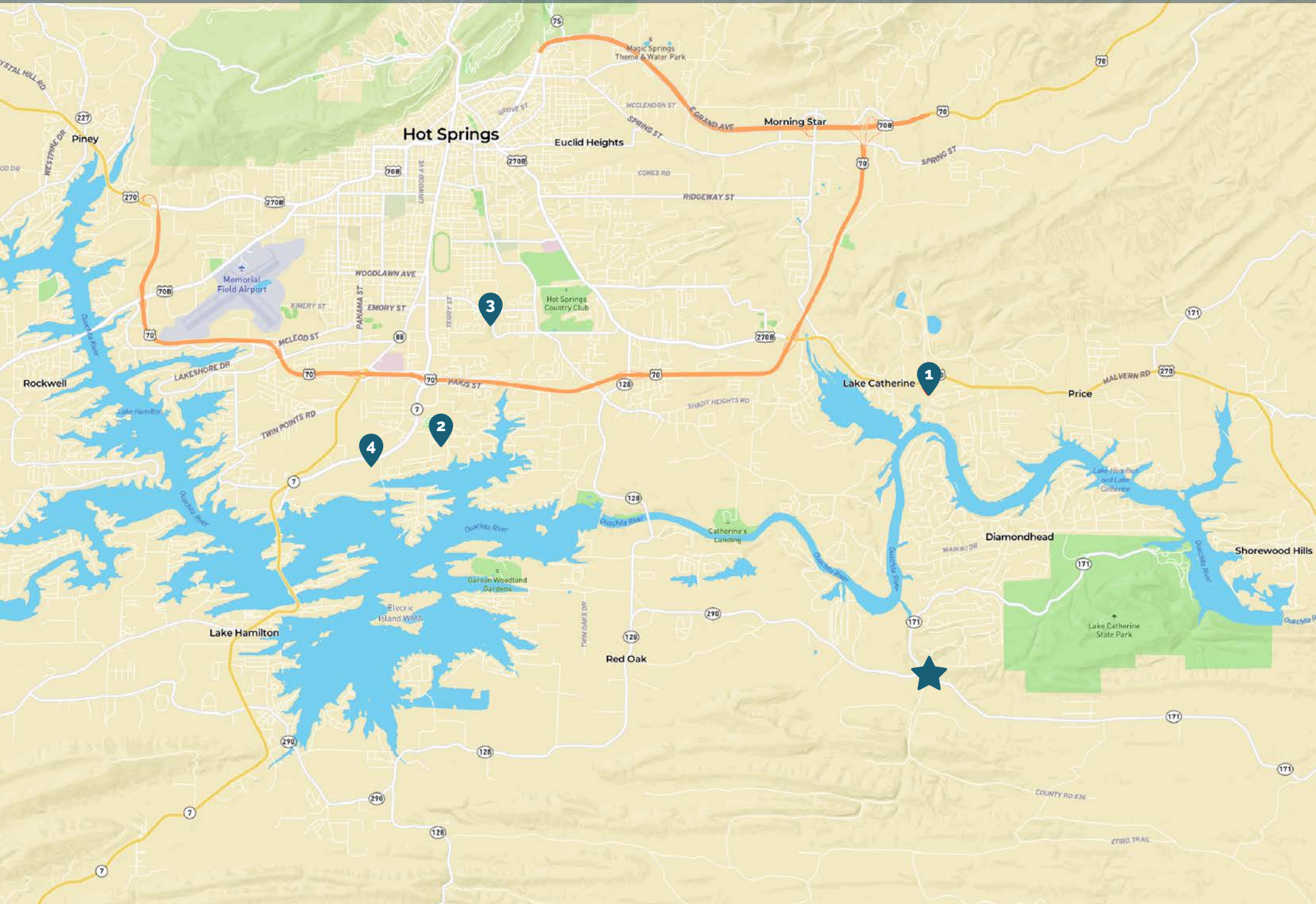
RENT COMPARABLES

SOLID ROCK STORAGE - HOT SPRINGS

GRANDSTONE


SECTION 4

RENT COMPS MAP // SOLID ROCK STORAGE - HOT SPRINGS // HOT SPRINGS, ARKANSAS



RENT COMPS // SOLID ROCK STORAGE - HOT SPRINGS // HOT SPRINGS, ARKANSAS


★ Solid Rock Storage - Hot Springs



NRSF	YEAR BUILT	DISTANCE
-	-	-

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$75	\$1.50
10X10 CC	\$129	\$1.29
10X16 CC	\$169	\$1.06
10X20 CC	\$--	\$--
AVERAGE:		\$1.28
5X10 NCC	\$54	\$1.08
10X10 NCC	\$69	\$0.69
10X15 NCC	\$89	\$0.59
10X20 NCC	\$99	\$0.50
AVERAGE:		\$0.71


1 Malvern Avenue Storage
3868 Malvern Rd, Hot Springs, AR



NRSF	YEAR BUILT	DISTANCE
45,000	-	2.3 miles

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$--	\$--
10X10 CC	\$120	\$1.20
10X15 CC	\$--	\$--
10X20 CC	\$--	\$--
AVERAGE:		\$1.20
5X10 NCC	\$--	\$--
10X10 NCC	\$80	\$0.80
10X15 NCC	\$95	\$0.63
10X20 NCC	\$115	\$0.58
AVERAGE:		\$0.67


2 Buena Vista Storage
219A Buena Vista Rd, Hot Springs National Park, AR



NRSF	YEAR BUILT	DISTANCE
5,000	-	6.0 miles

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$79	\$1.58
10X10 CC	\$--	\$--
10X12 CC	\$159	\$1.33
12X15 CC	\$179	\$0.99
AVERAGE:		\$1.30
7X10 NCC	\$58	\$0.83
7X12 NCC	\$68	\$0.81
11X17 NCC	\$88	\$0.47
12X20 NCC	\$159	\$0.66
AVERAGE:		\$0.69


3 Red Dot Storage
415 Golf Links Rd, Hot Springs, AR



NRSF	YEAR BUILT	DISTANCE
55,000	-	6.0 miles

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$72	\$1.44
10X10 CC	\$86	\$0.86
10X15 CC	\$--	\$--
10X20 CC	\$182	\$0.91
AVERAGE:		\$1.07
5X10 NCC	\$60	\$1.20
10X10 NCC	\$74	\$0.74
10X15 NCC	\$74	\$0.49
10X20 NCC	\$105	\$0.53
AVERAGE:		\$0.74

4 Central Avenue Self Storage
4250 Central Ave, Hot Springs, AR



NRSF	YEAR BUILT	DISTANCE
-	-	6.7 miles

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$77	\$1.54
10X10 CC	\$82	\$0.82
10X15 CC	\$93	\$0.62
10X20 CC	\$114	\$0.57
AVERAGE:		\$0.89
5X10 NCC	\$--	\$--
10X10 NCC	\$69	\$0.69
10X15 NCC	\$80	\$0.53
10X20 NCC	\$105	\$0.53
AVERAGE:		\$0.58

OFFERING MEMORANDUM

DEMOGRAPHIC ANALYSIS

SOLID ROCK STORAGE - HOT SPRINGS

GRANDSTONE

SECTION 5

WELCOME TO

HOT SPRINGS, ARKANSAS



Hot Springs, Arkansas, renowned for its natural thermal springs and historic bathhouses, offers a unique blend of culture and employment opportunities. The tourism industry thrives here, providing jobs in hospitality, tourism services, and entertainment sectors, catering to visitors from around the world. Moreover, Hot Springs boasts a growing healthcare sector, with renowned medical facilities attracting professionals in various healthcare fields. Additionally, the city's diverse economy includes opportunities in retail, manufacturing, and technology sectors, contributing to its dynamic employment landscape.



In Hot Springs, Arkansas, several economic drivers contribute to the city's prosperity:



TOURISM

Hot Springs is a major tourist destination, drawing visitors to its natural thermal springs, historic bathhouses, and cultural attractions like the Hot Springs National Park and Oaklawn Racing Casino Resort.



HEALTHCARE

The city is home to several healthcare facilities and providers, including hospitals, clinics, and rehabilitation centers, which contribute significantly to the local economy.



RETAIL

Hot Springs has a vibrant retail sector, with numerous shops, boutiques, and malls catering to both residents and tourists, creating jobs and generating revenue.



MANUFACTURING

The manufacturing industry plays a role in Hot Springs' economy, with companies involved in various sectors such as aerospace, electronics, and automotive parts production.



HOSPITALITY

The hospitality industry, including hotels, restaurants, and bars, thrives in Hot Springs due to its status as a tourist destination, providing employment opportunities and contributing to the local economy.

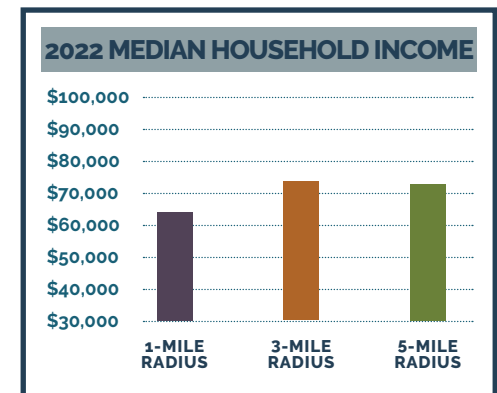
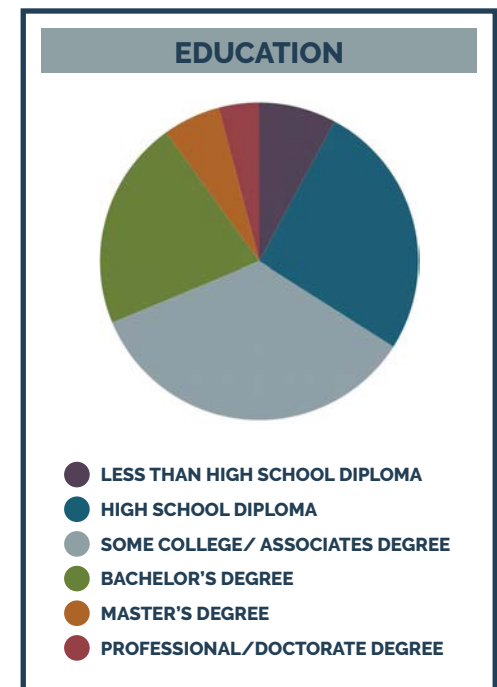


EDUCATION

Hot Springs is home to educational institutions like National Park College, which provide not only educational opportunities but also contribute to the local economy through employment and student spending.

DEMOGRAPHIC ANALYSIS // SOLID ROCK STORAGE - HOT SPRINGS // HOT SPRINGS, ARKANSAS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION & GROWTH			
2022 Total Population	1,274	5,415	11,712
2022 Population Density	77.5	202.8	178.2
2020-2022 Growth	4.00	49.00	154.00
2020-2022 Average Annual Growth	2.00	24.00	76.00
2027 Total Population	1,274	5,421	11,785
2027 Population Density	77.5	203.1	179.3
2022-2027 Projected Population Growth	0.00	6.00	73.00
2022-2027 Projected Average Annual Growth	0.00	0.00	12.00
2020 Population	1,270	5,366	11,558
2010 Total Population	1,066	5,388	10,945
2000 Population	952	4,474	9,180
INCOME			
2022 Aggregate Household Income	\$50,193,199	\$217,016,383	\$462,764,289
2022 Average Household Income	\$89,952	\$97,579	\$96,813
2022 Median Household Income	\$64,907	\$73,797	\$72,575
2022 Per Capita Income	\$39,398	\$40,077	\$40,019
2027 Aggregate Household Income	\$56,078,549	\$242,411,324	\$519,790,611
2027 Average Household Income	\$99,962	\$108,316	\$106,580
2027 Median Household Income	\$67,258	\$76,228	\$76,030
2027 Per Capita Income	\$44,018	\$44,717	\$44,671
HOUSEHOLDS & GROWTH			
2022 Households	558	2,224	4,780
2020-2022 Growth	16.00	76.00	99.00
2020-2022 Average Annual Growth	8.00	38.00	49.00
2027 Households	561	2,238	4,877
2022-2027 Growth	3.00	14.00	97.00
2022-2027 Average Annual Growth	0.00	1.00	15.00
2020 Households	542	2,148	4,681



*DATA COLLECTED BY YARDI MATRIX & TRACTIQ. ALL DATA WITHIN 3-5 MILE RADIUS OF THE SUBJECT.

OFFERING MEMORANDUM

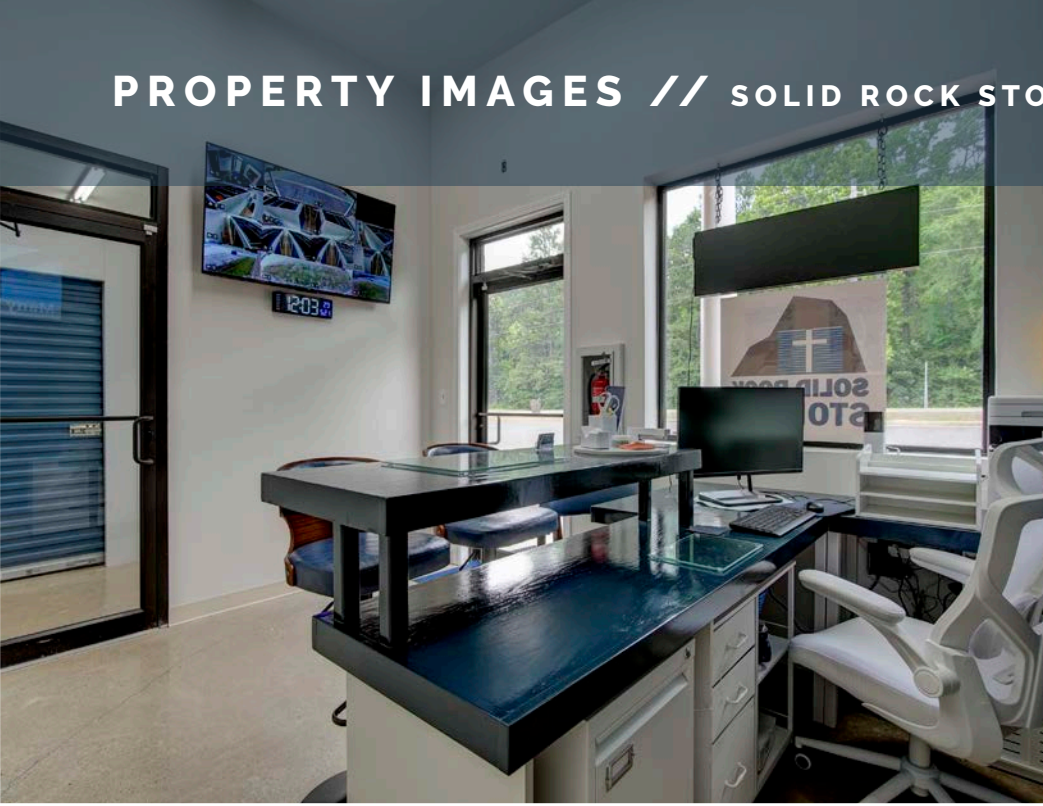
FACILITY GALLERY

SOLID ROCK STORAGE - HOT SPRINGS

GRANDSTONE

SECTION 6

PROPERTY IMAGES // SOLID ROCK STORAGE - HOT SPRINGS // HOT SPRINGS, ARKANSAS



PROPERTY IMAGES // SOLID ROCK STORAGE - HOT SPRINGS // HOT SPRINGS, ARKANSAS



PROPERTY C

DIAMOND LAKES LAUNDRY

157 MILLWOOD LN,
BISMARCK, AR 71929



INVESTMENT OVERVIEW // DIAMOND LAKES LAUNDRY // 157 MILLWOOD LN, BISMARCK, AR

Diamond Lakes Laundry is the only laundromat within 20 miles of DeGray Lake State Park Campground, bringing campers throughout most of the year.

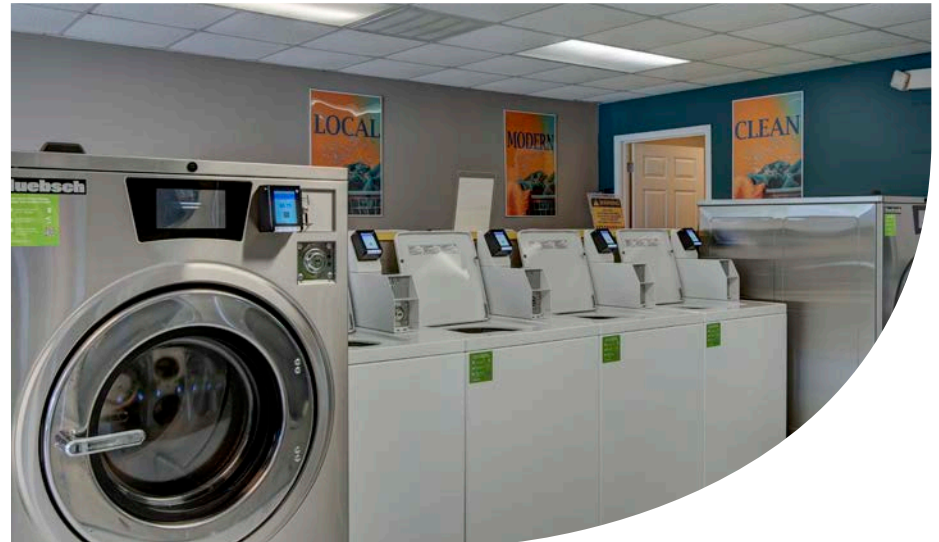
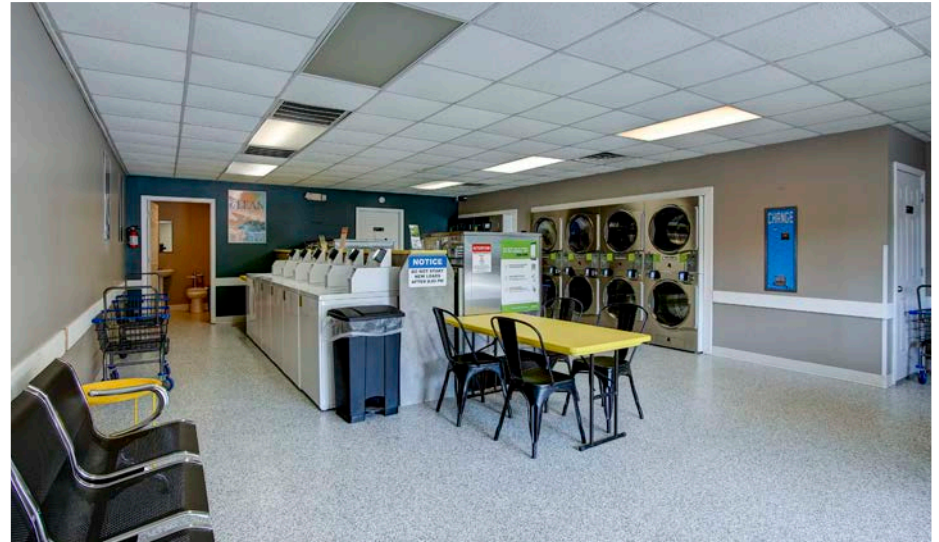
It is also the only laundromat within (at least) a 30 mile radius to have brand new equipment, all able to accept credit card point of sale payments and app loaded card or digital wallet payments.

The remodel was just completed mid-March 2024 and already, over 70% of customers are using cards instead of cash. This allows easy price increases based on supply/demand/seasons, etc. The app has more features such as marketing and rewards based options for regular customers.

People travel from Hot Springs and Arkadelphia, past other laundromats, because the facility is clean and our monitored security cameras helps them feel safe.

INVESTMENT HIGHLIGHTS

- 10 Huebsch Top Load Washer HWNK
- 2 Huebsch 60lb Washer HCT060
- 1 Huebsch 40lb Washer HCT040
- 2 Huebsch 75lb Dryer HT075
- 4 Huebsch 30lb Stack Dryer HTT30
- 23 Kiosoft Card Reader Kits
- Side-by-side Vending Machine (Owned)
- Standard Change Machine
- 4 Slot Soap/Bleach Vending Machine
- ADA Accessible Door
- ADA Accessible Bathroom
- Folding Tables/Seating Furniture
- New Epoxy Flooring
- 1 Year Old Air Conditioner
- Outside Bench



PROPERTY IMAGES // DIAMOND LAKES LAUNDRY // BISMARK, AR



OFFERING MEMORANDUM

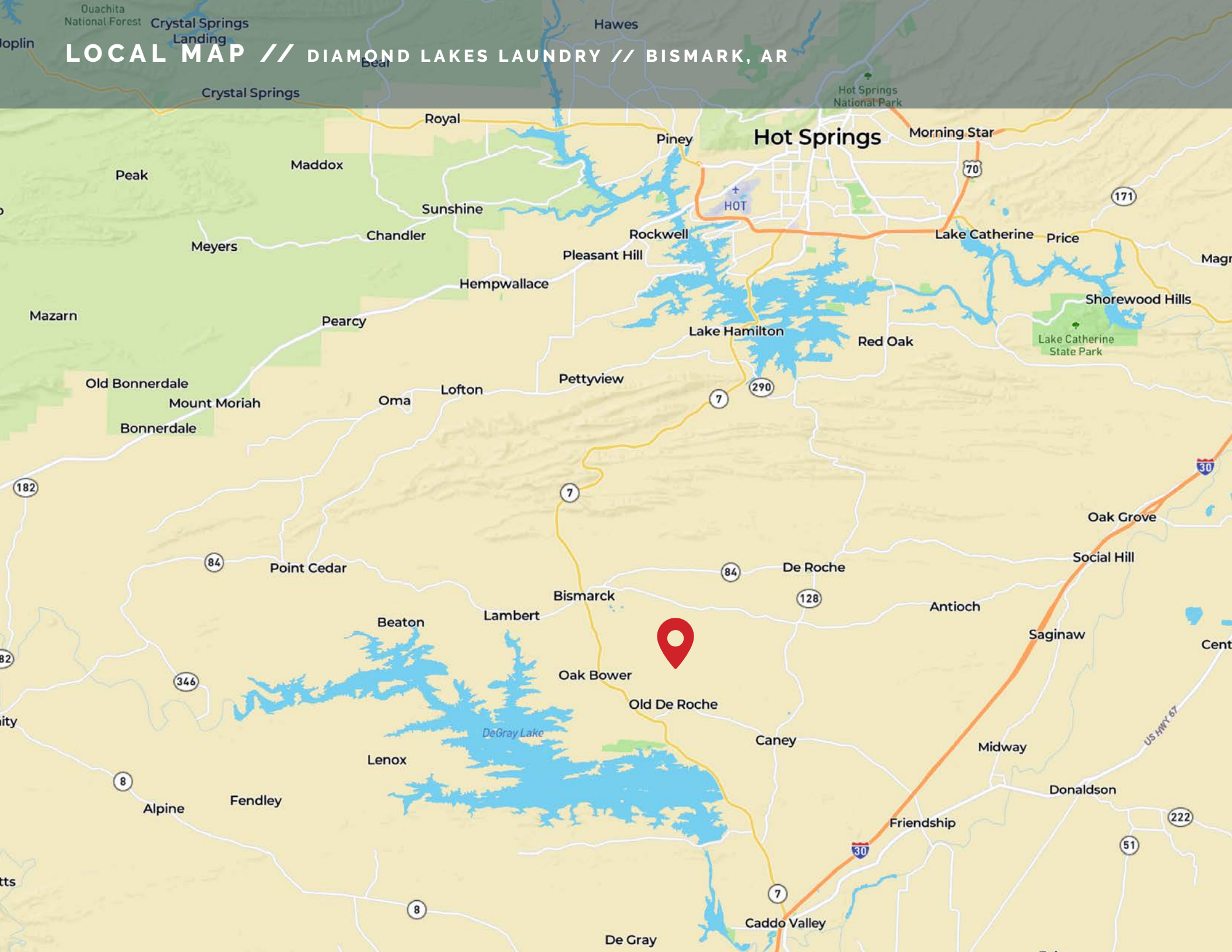
PROPERTY INFORMATION

DIAMOND LAKES LAUNDRY

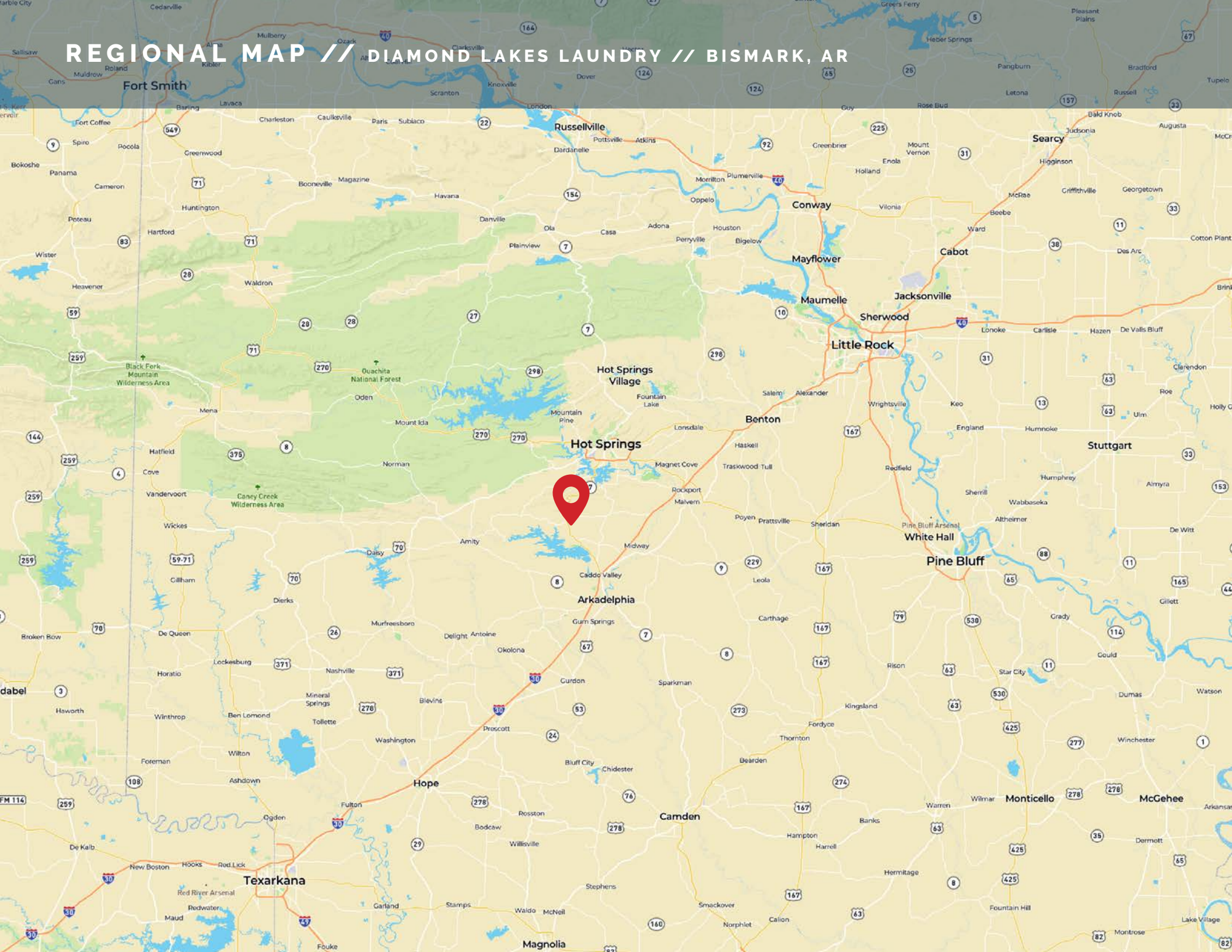
GRANDSTONE

SECTION 1

LOCAL MAP // DIAMOND LAKES LAUNDRY // BISMARCK, AR



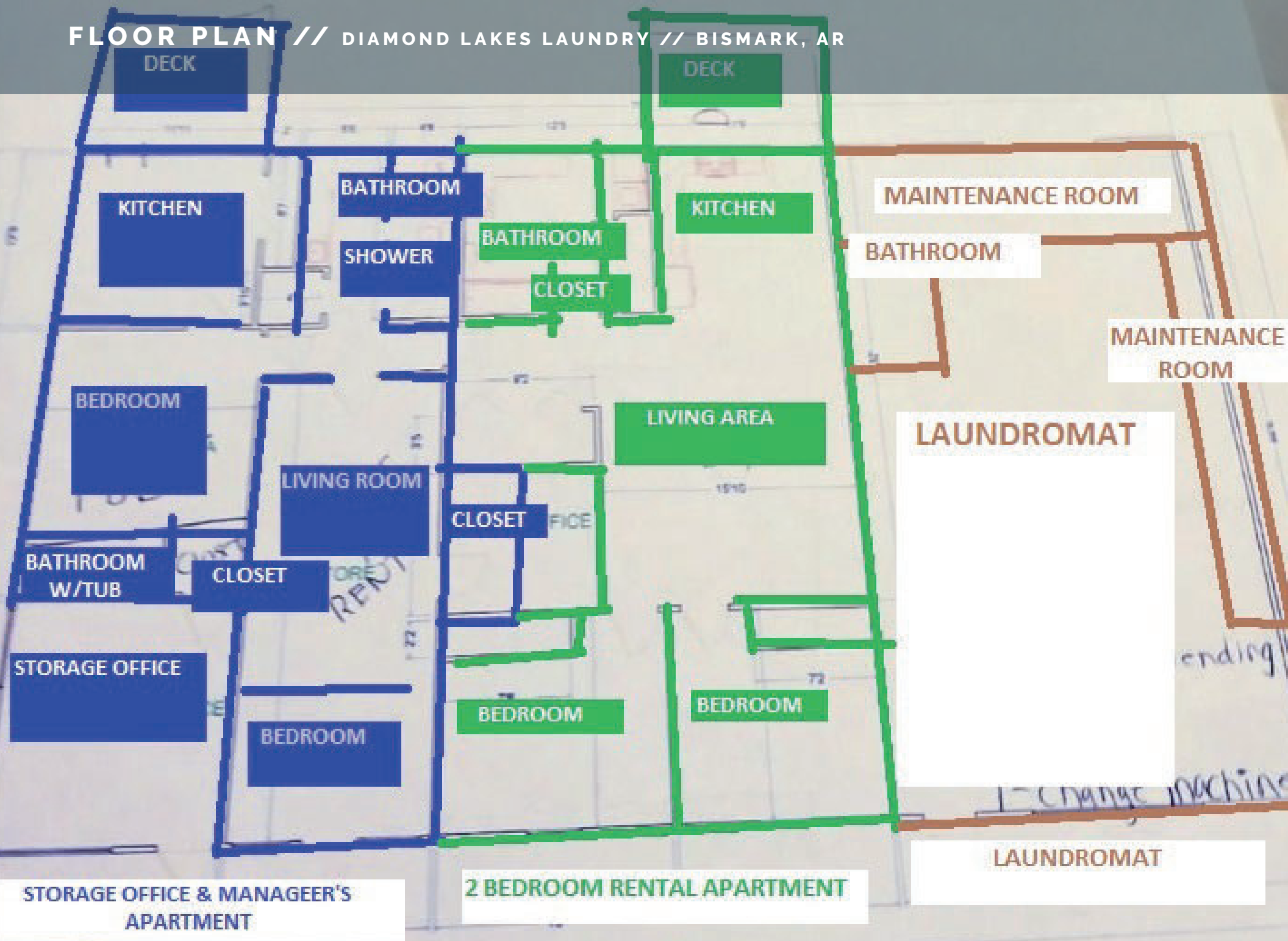
REGIONAL MAP // DIAMOND LAKES LAUNDRY // BISMARK, AR



AERIAL MAP // DIAMOND LAKES LAUNDRY // BISMARK, AR



FLOOR PLAN // DIAMOND LAKES LAUNDRY // BISMARK, AR



STORAGE OFFICE & MANAGER'S APARTMENT

2 BEDROOM RENTAL APARTMENT

LAUNDROMAT

OFFERING MEMORANDUM

FACILITY GALLERY

DIAMOND LAKES LAUNDRY

GRANDSTONE

SECTION 2

PROPERTY IMAGES // MANAGER'S APARTMENT // BISMARK, AR



PROPERTY IMAGES // DIAMOND LAKES LAUNDRY // BISMARK, AR





SOLID ROCK STORAGE // 5 PROPERTY PORTFOLIO | BISMARCK & HOT SPRINGS, ARKANSAS

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